

**RODGERS
&
BROWNE**

'Braeburn' 7a The Orchard,
Old Cultra Rd, Cultra, Holywood BT18 0BD

Price £950,000



"BRAEBURN"
THE ORCHARD

CULTRA, HOLYWOOD

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The Agent's Perspective...

"Cultra, has long been an aspirational location for many, due to its quiet, leafy environs and close proximity to the seashore. Over recent times there have been several new homes built here, taking full advantage of the location, but many are substantial in size and therefore in value. To acquire something more manageable has proved to be difficult.

However, 'Braeburn' is now under construction and will provide a delightful mixture of traditional and contemporary styles with formal and informal areas to enjoy. In all, approx. 2,635 sq.ft. including garage.

Within easy walking distance of the seashore and a pleasant walk from Holywood town along the coastal path, 'Braeburn' is sure to attract keen interest".

76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Specification includes.....

THE MAIN STRUCTURE

- Energy saving construction
- External walls are constructed of predominantly red brick or painted block and render
- Roof constructed of grey concrete tile
- The exterior is finished with black downpipes. Black seamless aluminium guttering
- Efficient insulation to all external walls
- Hand crafted Kitchen & Utility*
- Kitchen - high quality tall units to include choice of door, quartz worktops, quartz upstand and handles
- Centre island with quartz worktop, breakfast bar seating area, localised power supply and provision for decorative lighting
- Integrated appliances to include Neff dishwasher, tall fridge, tall freezer, dishwasher, Hide and Slide oven with built in microwave, provision for hot tap, touch control induction hob
- Openable hidden pantry with quartz worktop, spice racks and drawer fronts
- Integrated recycling bins
- Utility - high quality units to include choice of door handles, postform worktop and upstand
- Appliances - washing machine and tumble dryer
- Choice of contemporary sink and tap

ENSUITES & WC*

- Contemporary sanitaryware with matching taps
- Concealed cisterns with wall hung toilets (where applicable)
- Free standing bath (with free standing taps)
- Slimline shower trays throughout
- Boxed recesses within showers (where applicable)
- Towel radiators
- Wall hung vanity units throughout
- LED mirrors throughout
- Recessed down lights to ceilings

FLOOR COVERINGS & TILING*

- Tiling to floors of:
- Porch, Hall, Dining, Kitchen, Utility and Family Room
- Bathroom, WC and ensembles
- Full height tiling to shower enclosures and localised wet areas in Bathroom, ensembles and WC,
- A choice of quality carpet with underlay is provided for Drawing room, Snug, stairs, landing and bedrooms

STOVE/FIRES*

- Electric fire or Stove for the Family Room
- Electric or Gas fire for the Drawing Room



INTERNAL FEATURES

- Internal woodwork and ceilings painted white
- Neutral painted internal walls,
- Feature 5" skirting boards and 3" architraves
- Contemporary style internal doors and ironmongery
- A generous provision of power supply points are provided throughout the house and garden store (additional electrical requirements are available as an upgrade)
- TV points (with CAT 6 cabling) are provided in the Drawing Room, Snug, Family Room and all bedrooms
- Gas central heating with pressurised cylinder
- Mechanical extractor fans where required
- Pressurised water system
- Loft access to roof space storage with power and light
- White electrical face plates to switches and sockets
- Smart controlled doorbell and alarm

EXTERNAL FEATURES

- Natural stone paving to rear of house accessed from Dining with paved paths surrounding the house
- Windows in white and black with new energy efficient glazing throughout
- Composite black front door
- Sliding screen to patio area from Dining Room

- All external doors have multi point locking systems and all windows are fitted with security locks
- Close boarded fencing to boundaries,
- Brick entrance pillars with re-constituted granite pillar caps
- Electric remote control double entrance gates
- Detached matching double garage
- Outside water tap
- External lighting to front door, back door, patio

ENERGY EFFICIENCY

- Cabling for Electric Vehicle (EV) charging point
- High level of insulation throughout
- Mechanical ventilation and heat recovery system fitted throughout
- Underfloor heating to Ground Floor and radiators to First Floor
- Energy package to include:
- Natural gas central heating with 'A' rated boiler
- Photo Voltaic PV panels fitted with hot water power inverter
- Cabling for EV car charging point

*Layouts have been optimised and modelled in conjunction with each of our specialist suppliers to maximise each room's potential. These layouts are changeable should a purchaser be in a signed contract prior to works commencing. All items can be personalised by the customer given the wide range of colour selections, sanitaryware, flooring and appliances available with our dedicated suppliers. Customers do have the option to upgrade flooring, sanitaryware and kitchen items beyond the standard package at an additional cost.

Additional options may be considered but can only be incorporated into the property if costs are agreed and a binding contract is in existence between both parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

NOTE:

All computer generated images are for illustrative purposes only - including colours, finishes, furniture and decorative items which are purely for that purpose and are not part of any sale, lease or contract.

The property comprises...

GROUND FLOOR

ENTRANCE HALL

Storage under stairs

DRAWING ROOM: 15'9" x 11'9" (4.8m x 3.6m)

LIVING ROOM: 15'9" x 11'9" (4.8m x 3.6m)

OPEN PLAN DINING / KITCHEN: 33'2" x 12'2" (10.1m x 3.7m)

Extensive range of cabinets and appliances. Centre island.
Double French doors to patio and garden

OPEN TO FAMILY ROOM: 22'0" x 12'10"

(6.7m x 3.9m)
Facility for wood burning stove (real or gas). Sliding double glazed doors to patio and garden

REAR HALL TO:

CLOAKROOM

WC and wash hand basin.

UTILITY ROOM: 10'2" x 5'3"

(3.1m x 1.6m)
Range of cabinets, plumbed for washing machine / tumble drier.

FIRST FLOOR

Landing with skylight.

BEDROOM (1): 15'9" x 13'2"

(3.6m x 4.0m)
En suite shower room

BEDROOM (2); 15'9" x 9'2"

(3.6m x 2.8m)
En suite shower room

BEDROOM (3): 15'9" x 8'10"

(3.6m x 2.7m)

BEDROOM (4): 15'9" x 8'10"

(3.6m x 2.7m)

FAMILY BATHROOM: 15'9" x 7'6"

(3.6m x 2.3m)

DETACHED DOUBLE GARAGE: 26'3" X 16'9"
(8.0M X 5.1M)

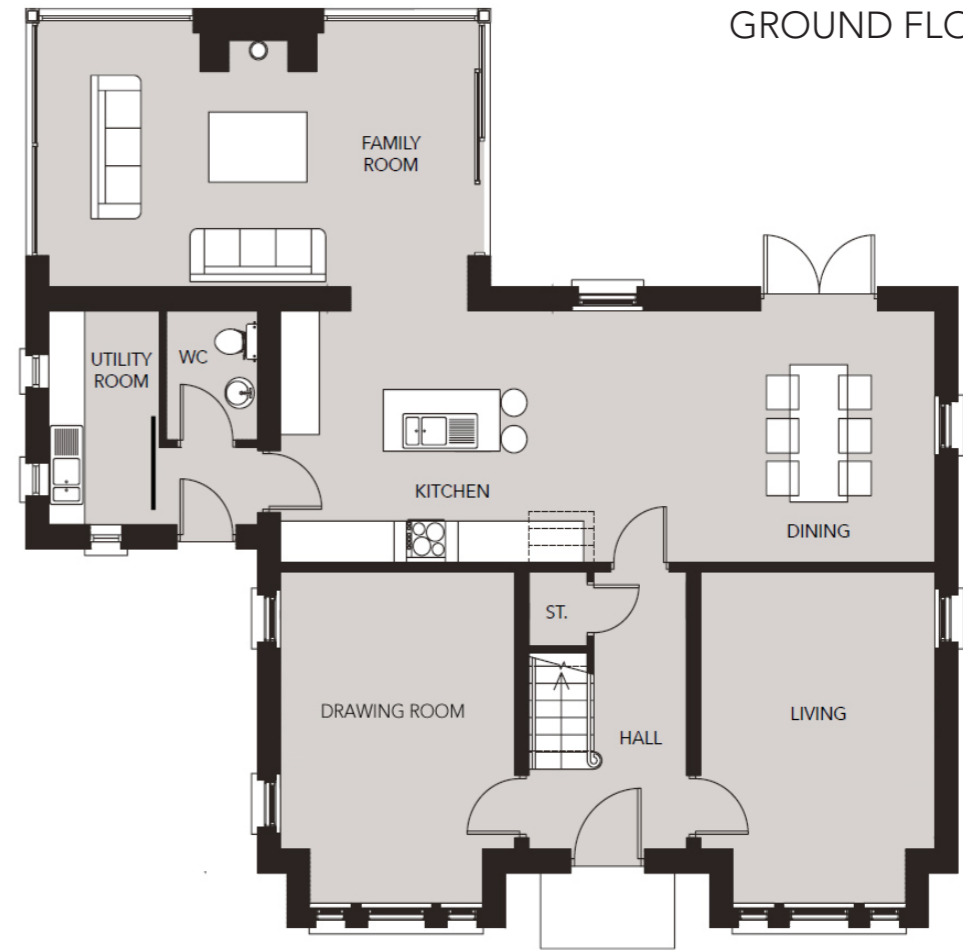
Double, remote control electric entrance gates.

driveway and parking space.

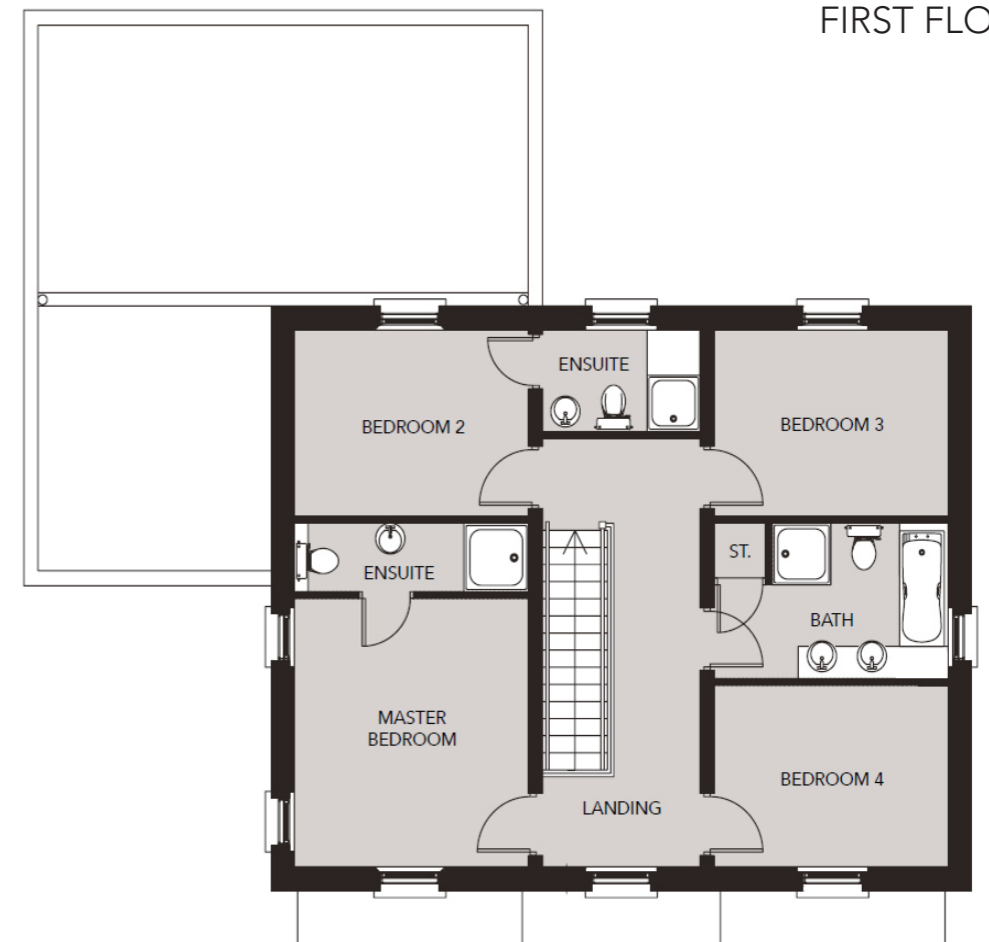
Enclosed gardens to front side and rear. Patio and barbecue area.

ALL MEASUREMENTS ARE APPROXIMATE

GROUND FLOOR PLAN



FIRST FLOOR PLAN





Location

From main Belfast to Bangor A2, turn left into Farmhill Road at filling station. Take first right into Old Cultra Road and first right into The Orchard. Number 7a is at the top of the cul de sac.

Terms Of Purchase

When a site is reserved, the purchaser will be granted not less than 8 weeks, known as the Reservation period, to sign and return the Building Agreements/Contract.

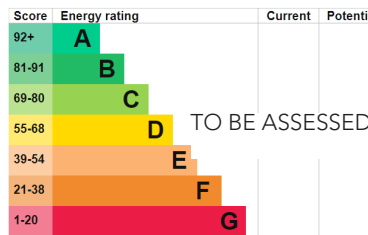
Reservations are normally only taken from purchasers who are in a position to sign a Building Agreement e.g. First time buyer, customer with their own property sale agreed, cash buyer etc. The booking deposit is £2,000 and is non-refundable.

As the purchaser you will be liable to pay 10% of a deposit (via your solicitor and minus your booking deposit) on the signing of the building agreement.

The balance will be due on completion. You will be contacted within 2-3 weeks after the booking date to confirm an appointment for selection of items included.

You will be required to have a final decision made within 2 weeks of this appointment.

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE				Y	N	N/A
Is there a property management company?						X
Is there an annual service charge?						X
Any lease restrictions (no AirBnB etc) ?						X
On site parking?	✓					
Is the property 'listed'?				X		
Is it in a conservation area?						X
Is there a Tree Preservation Order?				X		
Have there been any structural alterations?	✓					
Has an EWS1 Form been completed?						X
Are there any existing planning applications?	✓					
Is the property of standard construction?	✓					
Is the property timber framed?	✓					
Is the property connected to mains drains?	✓					
Are contributions required towards maintenance?						X
Any flooding issues?				X		
Any mining or quarrying nearby?				X		
Any restrictive covenants in Title?						X



RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024 /2025 is TBC.

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	Variety of providers
Mains gas	Yes with variety of suppliers
LPG	N/A
Mains water	Yes
Cable TV or satellite	Variety of providers
Telephone	Variety of providers
Broadband and speed	Superfast 1000mbps download 220 mbps upload



From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold

VIEWING: By appointment with **RODGERS & BROWNE**.

EXPERIENCE | EXPERTISE | RESULTS



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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.