

RODGERS & BROWNE



'Tign-na-Strew' 38 Bangor Road

Hollywood, BT18 0LQ

offers around £425,000

SOLD



THE OWNERS' PERSPECTIVE...

"This has been the most wonderful family home for us for the last 30 years and one that our children have loved growing up in. The space, not only in the house but also in our sunny garden, has been fantastic for entertaining our family and friends over the years. Many a happy Christmas and birthday have been had here.

It has been perfect living so close to Seapark beach and the playing fields. Hollywood town is only a short walk away as are bus stops and the train station. We will miss our cosy family home but we are sure that whoever comes to live here will enjoy it as much as we have done"



76 High Street, Hollywood, BT18 9AE

T 028 9042 1414



Drawing room



Family room



Entrance hall

THE FACTS YOU NEED TO KNOW...

Charming, detached family home dating back to c.1906

Deceptively spacious and well designed accommodation

Many of the original features are still very much in place

Bright and spacious entrance hall with exposed timber flooring and ornate staircase leading to the first floor

Drawing room with feature bay window cornice and fireplace

Family room opening to the garden and pebble patio area

Acacia Wood kitchen opening to dining area

Downstairs WC with utility cupboard

Four double bedrooms, main with shower room

Main bathroom with corner bath and Aqualisa power shower

Surrounding the house are entertaining areas with either flagged, pebbled or sandstone patio areas, gardens laid in lawns and a pergola with mature shrubs surrounding, ideal for a barbecue or to catch the last bit of sun

Gravelled driveway with parking for four cars, access via a lane to the rear of the house

Oil fired central heating, PVC double glazed windows and alarm system

Only a five minute walk to Hollywood High Street and train station. One minute from Seapark beach and the Ulster Way

Within the catchment areas of local primary, secondary and grammar schools

Ease of access both by rail or road to Belfast and Bangor City Centres



Kitchen



Dining room



The Property Comprises...

GROUND FLOOR

Open covered entrance porch. PVC double glazed door to:

SPACIOUS ENTRANCE HALL

15' 1" x 10' 6" (4.6m x 3.2m)

Beautiful entrance hall with superb period features, ornate staircase with painted spindles and handrails to the first floor feature door, under stair cloaks and storage, dado rail, solid wood strip flooring.

DRAWING ROOM

16' 6" x 16' 2" (into bay window) (5.03m x 4.93m)

Heather Brown brick fireplace, heather brown tiled hearth, open fire with dog grate, cornice ceiling, large feature bay window.

FAMILY ROOM

13' 1" x 11' 7" (3.99m x 3.53m)

Scrabo stone fireplace with matching hearth, open fire, double glazed sliding patio door to patio and garden area, cornice ceiling, exposed wood strip flooring.

DINING ROOM

15' 0" x 14' 6" (at widest points) (4.57m x 4.42m)

Brick fireplace with tiled hearth, ceramic tiled floor, glazed door to entrance hall and open to:

KITCHEN

13' 5" x 10' 4" (4.09m x 3.15m)

Extensive range of high and low level solid Acacia wood cabinets, open and glazed display units, laminate worktops, one and a half sink with mixer tap, wine rack, plumbed for a washing machine and dishwasher, space for a fridge freezer, four ring gas hob with extractor above, double under oven, ceramic tiled floor, part tiled walls, tongue and groove ceiling. Double glazed door to open covered rear porch. Utility cupboard and separate low flush wc, wash hand basin and ceramic tiled floor.



Main bedroom

First Floor

LANDING Access to roofspace. Walk-in hotpress, lagged copper cylinder and shelving.

MAIN BEDROOM

14' 0" x 11' 6" (4.27m x 3.51m) Picture rail.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle with Mira electric shower over, wall mounted sink unit, access to eaves storage, low voltage lighting, extractor fan.

BEDROOM (2)

13' 2" x 11' 9" (4.01m x 3.58m)

Picture rail.

BEDROOM (3)

11' 6" x 10' 4" (3.51m x 3.15m)

Plus extensive range of built-in wardrobes with shelving, doors, laminate flooring.

BATHROOM

8' 4" x 7' 5" (2.54m x 2.26m)

White suite comprising Adamsez corner bath with Aqualisa thermostatically controlled power shower over, curved shower screen, chrome mixer taps with telephone shower, Sanitan low flush wc and pedestal wash hand basin, part tiled walls with venetian marble borders, travatine stone floor tiling.

BEDROOM (4)

11' 11" x 10' 2" (3.63m x 3.1m)

Feature period cast iron fireplace (ornamental purposes only) storage in the eaves.

Outside

Gardens surrounding the house laid in flagged patio areas, flowerbeds, border fencing and beds. Side and rear lawns laid in grass with flowerbeds, a mix of Tegular paving and sandstone paving offering a fantastic seating area with pergola over.

Gravelled driveway with parking for up to four cars. Outside tap. Concealed oil tank and oil fired central heating boiler.

Location

Travelling out of Holywood town centre towards Bangor continue along the Bangor Road to the traffic lights beside Croft Road, turn right onto the Bangor Road dual carriageway, first left into Seapark. Just before the bridge turn left into a shared lane and No38 will be at the end on your left.



Ensuite shower room



Bedroom two



Bedroom three



Bathroom

Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site roddersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F	38 F	
1-20	G		

TENURE

Leasehold - £6.00 per annum if demanded

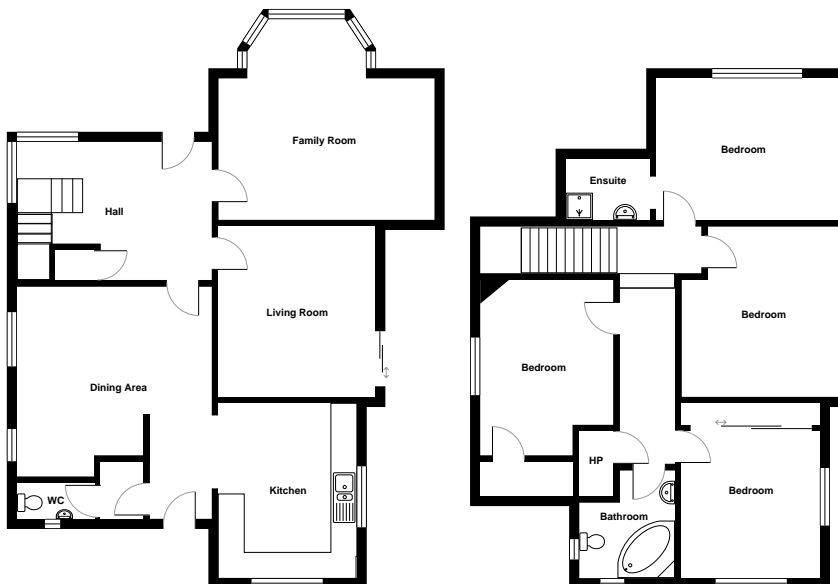
RATES

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 2022/2023 is TBC.

VIEWING

By appointment with **RODDERS & BROWNE**.



**Sales
Lettings
Property Management**

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