

RODGERS & BROWNE

SALE AGREED



3 Rhanbuoy Park,
Seahill, Holywood BT18 0DX

offers around £325,000



The Agent's perspective

"Set off by lovely, mature, gardens which are sheltered to the rear, this is a bright, spacious, detached bungalow which is sure to have widespread appeal.

There are four bedrooms, three reception rooms, fully tiled bathroom, en suite shower room, fitted kitchen (with appliances) and a 'bonus room' on the first floor as a hobbies space, home office or possible playroom.

Just a stroll from the sea shore, train halt and Glencraig Primary School, there is something for everyone here.

Make an appointment to view today".



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing Room with marble fireplace and view into front garden



drawing Room leading to Breakfast Room and Dining Room



Hall and covered porch

The facts you need to know...

Four bedrooms, three reception rooms

Lovely, mature corner site with sunny aspect

Bathroom and ensuite shower room

'Bonus room' as first floor office/playroom or hobbies room

Gas fired central heating

Garage with remote control roller door

Parking for several cars, boat, caravan

uPVC double glazing

Within a pleasant walk of seashore and coastal path

Glenraig Primary school nearby

Seahill train halt to Belfast within walking distance

Repeatedly popular and sought after location

No ongoing 'chain'

Security alarm system



Kitchen through to Breakfast Room and Dining Room



Kitchen with access to rear garden

The property comprises...

GROUND FLOOR

Timber wheelchair ramp (easily removed if not required) to covered open porch.

uPVC double glazed front door and side panel.

ENTRANCE HALL

Oak laminate flooring. Cloak cupboard.

DRAWING ROOM: 18' 9" x 15' 9" (5.72m x 4.8m) Feature marble fireplace and hearth, picture window overlooking front garden, recessed lighting, double glazed doors to:

BREAKFAST ROOM: 9' 9" x 9' 0" (2.97m x 2.74m) Sliding door to kitchen. One step to:

DINING ROOM: 12' 3" x 10' 0" (3.73m x 3.05m) View into rear garden.

KITCHEN: 13' 3" x 8' 6" (4.04m x 2.59m) Range of cream shaker style high and low level cupboards, laminate worktops, one and a half tub single drainer stainless steel sink unit with mixer taps, AEG eyelevel oven, four ring Creda gas hob, cooker canopy/extractor fan, part tiled walls, plumbed for washing machine, space for fridge/freezer, recessed lighting, oak laminate flooring, uPVC double glazed door and timber ramp (easily removed if not required) to rear garden.



Dining Room with view into rear garden

BEDROOM (1): 17' 3" x 8' 9" (5.26m x 2.67m)

Extensive range of built-in wardrobes with matching bedside tables and chest of drawers, recessed lighting.

ENSUITE SHOWER ROOM: 8' 6" x 3' 0" (2.59m x 0.91m)

Low flush wc, pedestal wash hand basin, fully tiled shower cubicle with thermostatically controlled shower, extractor fan, recessed lighting, tiled floor.

BEDROOM (2): 9' 9" x 8' 9" (2.97m x 2.67m)

Including double built-in wardrobe.

BEDROOM (3): 10' 6" x 7' 0" (3.2m x 2.13m)

Including double built-in wardrobe.

BEDROOM (4): 11' 6" x 8' 6" (3.51m x 2.59m)

Plus extensive range of built-in wardrobes with full length mirror doors. View into rear garden.

BATHROOM: 8' 6" x 6' 3" (2.59m x 1.91m)

Pale grey suite comprising panelled bath, low flush wc, pedestal wash hand basin, fully tiled, recessed lighting.

REAR HALLWAY

Shelved linen cupboard, Worcester gas fired central heating boiler.

Sliding door to aluminium ladder to:

HOBBIES ROOM/STUDY/BONUS ROOM / HOME OFFICE: 13' 3" x 9' 0" (4.04m x 2.74m)

Floored, sheeted, double glazed Velux window, storage into eaves.

OUTSIDE

ATTACHED GARAGE : 19' 6" x 8' 6" (5.94m x 2.59m)

Electric roller door, light and power.

Extensive parking for several cars, boat or caravan.

Lovely, mature, level gardens to front and rear in lawns, flowerbeds, shrubs, borders and fencing.

TIMBER SUMMER HOUSE



Bedroom (1) with en suite shower room



Bedroom (4) with built in wardrobes



Fully tiled 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 rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

STAMP DUTY



From 1st October 2021 property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 3% override will still apply.

Homes sold in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers.

Please contact your own legal adviser with any queries.

TENURE

TBC.

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 c.£1802.00

VIEWING

By appointment with **RODGERS & BROWNE**.

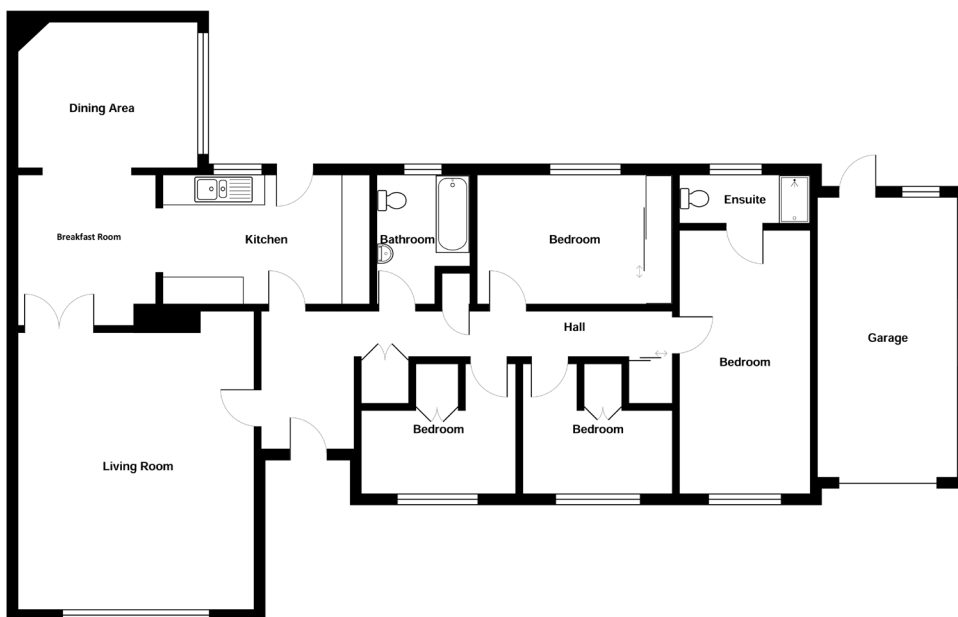
Location

Turn left off Seahill Road past Glencraig Primary School into Craigdarragh Park then first right and number 3 is on right hand side.



And relax...

Floor plan



Total Area: 1559 ft²

All measurements are approximate and for display purposes only

**RODGERS
&
BROWNE**

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028 9042 1414

**Sales
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