

**RODGERS  
&  
BROWNE**

4a Old Dundonald Road  
Dundonald, BT16 2EG

*offers over £450,000*



### *The Owner's Perspective...*

"4a Old Dundonald Road is a modern home in a stellar location and has been the perfect family home. Whilst situated on the Old Dundonald Road, the rear of the house has offered us the tranquility of country living with the nature of the Comber Greenway.

When entering our home, the spacious living room offers access to the decking/garden area and kitchen which has hosted many parties and BBQs. Upstairs the well-proportioned bedrooms were perfect for two young children and a teenager. The second floor offers a substantial bedroom with built-in dressing room facilities which was always great for guests and games nights. Outside you have a largely private area with the sun warming the garden and deck area late afternoon. The outside office space has been great to work from as well as enjoying cinema nights with the family.

In all, once you visit this property it will leave a warm feeling with you of fun and love, our friends call the house 'a happy home'"



**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS





Entrance hall



Polished stone chimney breast



Composite front door



Lighting over stairwell

### *The facts you need to know...*

Deceptively spacious detached family home set over three floors with great flexibility

Bright and modern entrance hall

Drawing room with feature polished stone chimney breast, matching wall unit with concealed illuminated shelving, inset electric fire with flame effect

Dining room with additional sitting area and access to decking area

Solid wood kitchen with granite worktops, central island with breakfast bar and integrated appliances

Separate utility room

Five bedrooms, main with ensuite shower room, plus study/sitting area on the second floor landing

Luxury bathroom with free standing bath and separate shower cubicle

White panelled doors throughout

Gas fired central heating controlled by a hive system, PVC double glazing

Brick driveway with parking for up to four cars plus additional area for a trailer

Exceptional entertaining space with raised decking area overlooking a fully enclosed garden with paving, astro turf and planted areas

Entertaining pod with light, power and bi-folding doors, ideal for those working from home

Ideally located for an array of many renowned schools, Ulster Hospital, Parliament Building and arterial routes linking Belfast City Centre





Drawing room



*The property comprises...*

Ground Floor

Composite front door with glass inset and side light.

**ENTRANCE HALL**

Ceramic tiled floor, feature black wall mounted radiator, low voltage lighting. Staircase to first floor with painted spindles and handrail. Panelled doors to under stair storage.

**CLOAKROOM**

Low flush wc, wash hand basin with high gloss cabinets below, mixer taps, part tiled walls, ceramic tiled floor.

**DRAWING ROOM**

18' 7" x 15' 2" (5.66m x 4.62m)

Feature polished stone chimney breast, matching wall unit with concealed illuminated shelving, contemporary wall mounted inset flame effect electric fire, space for inset TV, walnut flooring, low voltage lighting, feature period style radiator. Archway leading to:

**DINING ROOM WITH ADDITIONAL SITTING AREA**

19' 6" x 11' 6" (5.94m x 3.51m)

Feature radiator. Low voltage lighting. French doors with access to decking area and garden.





Dining room and sitting area



Luxury kitchen



### *The property comprises...*

#### **LUXURY KITCHEN**

14' 1" x 12' 1" (4.29m x 3.68m)

Extensive range of high and low level solid shaker cupboards finished in maple and walnut, under unit lighting, granite worktops, one and a half inset sink unit with mixer taps, display cabinets, Neff eye level microwave and under oven, Neff 4 ring gas hob with stainless steel and glass extractor fan above, Neff integrated coffee machine with plate warmer below. Central island with breakfast bar area and granite worktop. Integrated dishwasher, pelmet lighting, ceramic tiled floor and feature radiator.

#### **UTILITY ROOM**

12' 1 x 5' 9 (3.68m x 1.75m)

Extensive range of high and low level storage cupboards, ceramic tiled floor, space for tumble dryer and washing machine, single drainer sink unit with mixer taps, tiled splashback, low voltage lighting, concealed gas boiler, glazed door to rear.





Main bedroom

*The property comprises...*

**First Floor**

**LANDING**

Low voltage lighting. Access to second floor.

**MAIN BEDROOM**

13' 1" x 12' 5" (3.99m x 5.31m)

Extensive range of built-in wardrobes with sliding doors plus additional storage.

**ENSUITE SHOWER ROOM**

Fully tiled shower cubicle with thermostatically controlled shower unit, over drencher, telephone shower, low flush wc, wall mounted half pedestal wash hand basin with mixer taps, part tiled walls, ceramic tiled floor. Tiled skirting, extractor fan, low voltage lighting.

**BEDROOM (2)**

15' 3" x 10' 0" (4.65m x 3.05m)

**LUXURY BATHROOM**

8' 11" x 7' 9" (2.72m x 2.36m)

Free standing feature bath with chrome feet, low flush wc, contemporary sink unit with mixer taps and high gloss cabinets below, wall mounted mirror with back lighting, Bluetooth connection and demister, wall

mounted heated radiator, ceramic tiled floor, fully tiled walls, low voltage lighting, extractor fan.

**BEDROOM (3)**

10' 0" x 9' 11" (3.05m x 3.02m)

Laminate flooring.

**BEDROOM (4)**

12' 2" x 9' 10" (3.71m x 3m)

**Second Floor**

**SITTING AREA**

13' 0" x 9' 8" (3.96m x 2.95m)

Built-in wardrobes and storage in the eaves, three double glazed Velux windows.

**BEDROOM (5)**

30' 4" x 9' 8" (9.25m x 2.95m)

Four double glazed Velux windows, low voltage lighting.

**ENSUITE**

9' 8" x 5' 1" (2.95m x 1.55m)

Low flush wc, pedestal wash hand basin with mixer taps.



Spacious landing



Bedroom 2



Bedroom 4

*The property comprises...*

**Outside**

Fully enclosed rear garden laid in entertaining areas with a large, raised decking area with steps leading down to astro turf games area, patio areas ideal for a hot tub and those who have an avid footballer or trampolinist.

Access to the front of the house via Tegular pathway.

Cabin style shed. Outside tap including hot water tap. Outside lighting and electrical plug.

**HOME OFFICE/CINEMA ROOM**

14' 7" x 10' 1" (4.44m x 3.07m)

Bi-fold doors, fully insulated, power and light, laminate flooring, low voltage lighting.

Tegular paved front driveway with parking for four/five cars.





Main bathroom



Bedroom 5



Home office / cinema room



Raised decking area with sitting area



Extensive astro turf and patio rear garden



## 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 [roddgersandbrowne.co.uk](http://roddgersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	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

Freehold

### 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 £1281.59.

### VIEWING

By appointment with **RODDERS & BROWNE**.



*Location:* Travelling from the Ulster Hospital take the Comber Road for one mile and Old Dundonald Road is on your right, once on the road No 4a will be on your right.

## Floor plan



Total Area: 2484 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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&  
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