

**RODGERS
&
BROWNE**



21 Ardlee Avenue
Holywood, BT18 9LT

offers around £550,000

SOLD



The Owners Perspective

"From my perspective a lovely warm family home, children loved being able to walk to school and into Holywood to the train and beyond. Lots of happy days in the warm sunny back garden with plenty of space for friends and family.

Proximity to the airport and ten minute drive into Belfast.

Wonderful family home!"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall

The facts you need to know...

Attractive Victorian semi detached family home within this highly sought after setting

Many of the period features have been retained but merged to modern day living

Drawing room with feature bay window and fireplace, family room with wood burning stove

Open plan kitchen with central island, integrated appliances, parquet flooring, open to casual dining area

Four bedrooms, main bedroom with built-in wardrobes

Modern bathroom with feature free standing bath and large shower cubical

uPVC double glazed and gas fired central heating

Single garage with two up and over electric doors

Large south facing patio and garden areas, fully enclosed

Driveway with parking for two cars

On the doorstep of Sullivan Prep and Sullivan Upper, St Patricks Primary School and Priory College

Hollywood town is within walking distance

Belfast accessible via road or rail



Kitchen



Family room



Kitchen



Casual dining

The property comprises...

GROUND FLOOR

Open carved entrance, solid panelled door with glazed fanlight to:

ENTRANCE PORCH

Period tiled floor, corniced ceiling, PVC double glazed door and side light to:

ENTRANCE HALL

Staircase to first floor with mahogany Newel post, handrail and painted spindles. Detailed period tiled floor, cornice ceiling, concealed storage.

CLOAKROOM

Comprising low flush wc, wash hand basin with tiled splashback, period tiled floor, extractor fan, low voltage lighting.

DRAWING ROOM

15' 9" (into bay window) x 11' 10" (4.8m x 3.61m)
Cast iron fireplace with matching inset, open fire, slate hearth, low voltage lighting, cornice ceiling, feature bay window.

FAMILY ROOM

12' 4" x 10' 3" (3.76m x 3.12m)
Feature wood burning stove set on slate hearth, exposed timber floor, cornice ceiling, low voltage lighting.

KITCHEN/LIVING AND DINING AREA

28' 8" x 10' 9" (8.74m x 3.28m)
Extensive range of high and low level Shaker cabinets, open shelving space, under unit lighting, laminate worktops, one and a half inset sink unit and mixer taps, central island with five ring stainless steel gas hob with stainless steel and glass extractor fan above, eyelevel double oven, integrated microwave, space for American fridge freezer, tiled splashback, solid wood herringbone floor, space for wine fridge and open wine rack. French doors to corner covered potting shed. Service door to rear.



Main bedroom

First Floor

LANDING

Access to second floor. Cornice ceiling, low voltage lighting.

BATHROOM

10' 6" x 9' 8" (3.2m x 2.95m)

Free standing bath with mixer taps, tiled mosaic splashback, large walk-in shower cubicle with thermostatically controlled shower, low flush wc, wall mounted sink unit with mixer tap, under unit storage, mosaic tiled splashback, ceramic tiled floor, heated towel radiator, feature glass shelving, hotpress with open shelving.

MAIN BEDROOM

16' 10" x 12' 7" (5.13m x 3.84m)

Including extensive range of built-in wardrobes with sliding mirrored doors, cast iron fireplace with tiled inset, picture rail, cornice ceiling, feature bay window.

BEDROOM (2)

12' 4" x 10' 3" (3.76m x 3.12m)

Painted exposed floor, cornice ceiling, picture rail.

Second Floor

BEDROOM (3)

16' 10" x 12' 5" (5.13m x 3.78m)

Views to Holywood Hills.

EXPERIENCE | EXPERTISE | RESULTS

BEDROOM (4)

12' 5" x 10' 4" (3.78m x 3.15m)

Exposed painted floor. Views towards Belfast Lough.

Outside

ATTACHED GARAGE

17' 9" x 6' 9" (5.41m x 2.06m)

Plumbed for washing machine. Twin up and over doors.

To the rear is a spacious garden laid in lawns with border hedging, large tarmac area for entertaining. To the front is a tarmac driveway with gardens and hedging.



Bathroom



Bedroom two



Bedroom three



Bedroom four

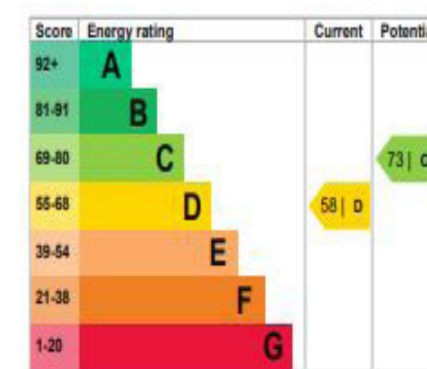
Additional information

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)



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

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Please contact your own legal adviser with any queries.

TENURE

Leasehold

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 £ 2,540.00 per annum

VIEWING

By appointment with **RODGERS & BROWNE**

EXPERIENCE | EXPERTISE | RESULTS

Location

Travelling from Holywood town centre toward Belfast on High Street turn left just after St Colmcille's Church into My Lady's Mile and second left into Ardlee Avenue and N0 21 is the first house on the left.



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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Total Area: 2017 ft²
All measurements are approximate and for display purposes only

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.