

**RODGERS
&
BROWNE**

SOLD

36 Glen Ebor Park, Quarry Road,
Belfast BT4 2JJ

offers around £295,000



The Agent's Perspective...

"Being located in a relatively traffic-free cul-de-sac just off the Old Holywood Road, this is a convenient, extended detached bungalow with much to offer.

Set off by mature, well screened gardens the bungalow has three bedrooms and two reception rooms plus an ensuite dressing room and shower room in its present configuration. The layout could be altered to suit individual needs when considering an update to the interior.

Gas fired central heating and uPVC double glazing have been installed and there is an attached garage.

As bungalows of this type are hard to find we would recommend early viewing to avoid disappointment".



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Three bedrooms, two reception rooms in a flexible layout

Bathroom and ensuite shower room

Mature level site in quiet cul de sac

Gas fired central heating

Detached garage

uPVC eaves, soffits and windows

Very popular and convenient location

Ready to accept your own ideas and styles

Extended and with further potential to first floor (subject to permissions)

Ensuite dressing room

Screened easily managed mature gardens

South facing aspect - dining room and living room get the sun throughout the day



Spacious living room leading to dining room



Kitchen leading through to dining



En suite shower room

The property comprises...

GROUND FLOOR

uPVC double glazed front door and side panel.

ENTRANCE PORCH: Quarry tiled floor, glazed mirrored door.

ENTRANCE HALL: Cloaks cupboard, separate hotpress with lagged copper cylinder.

LIVING ROOM: 22' 9" x 12' 9" (6.93m x 3.89m) Fireplace.

DINING ROOM: 10' 9" x 10' 3" (3.28m x 3.12m)

STUDY/BEDROOM (3) 10' 9" x 8' 3" (3.28m x 2.51m) uPVC double glazed door to rear garden.

KITCHEN: 11' 9" x 10' 9" (3.58m x 3.28m) Extensive range of high and low-level cupboards, laminate worktops, single drainer stainless steel sink unit with mixer taps, Siemens under oven, ceramic hob, cooker canopy and extractor, tiled walls, plumbed for dishwasher, uPVC double glazed door to side.

BEDROOM (1): 13' 9" x 10' 9" (4.19m x 3.28m) Extensive range of built-in wardrobes.

BEDROOM (2): 12' 0" x 11' 0" (3.66m x 3.35m)

ENSUITE SHOWER ROOM: Floating wash hand basin, low flush wc, chrome towel radiator, tiled floor, tiled walls, fully tiled shower cubicle with Mira Sport shower, recessed lighting.

ENSUITE DRESSING ROOM 11' 0" x 8' 9" (3.35m x 2.67m)

BATHROOM: Panelled bath with mixer taps, pedestal wash hand basin, low flush wc, fully tiled.

ROOFSpace: Large space with potential for conversion. insulated. light.

OUTSIDE

ATTACHED GARAGE 17' 6" x 10' 6" (5.33m x 3.2m) Up and over door. Light and power. Boiler House - plumbed for washing machine, Worcester gas fired central heating boiler. Light and power.

Floodlight. Concrete driveway.

Mature enclosed gardens to front, side and rear in lawns, flowerbeds, shrubs and fencing.

Location: Turn into Quarry Road off Old Holywood Road and Glen Ebor Park is first left.

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 rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

Leasehold

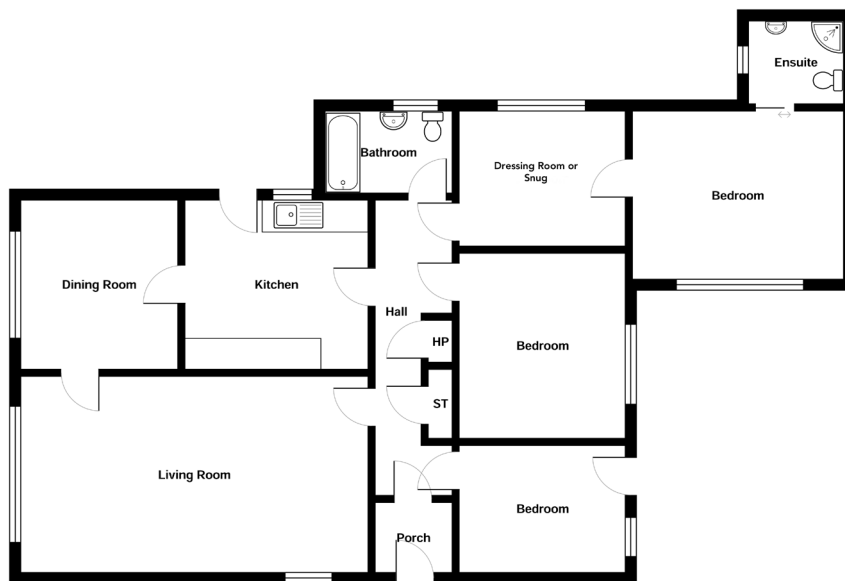
RATES

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 c. £1830

VIEWING

By appointment with **RODGERS & BROWNE**.



Total Area: 118.1 m² ... 1271 ft²

All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

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