

**RODGERS
&
BROWNE**

SOLD

“St Clair” 44 My Lady’s Mile
Holywood, BT18 9EN

offers around £950,000



The Owner’s Perspective

“We have thoroughly enjoyed our 34 years in No 44, it has been full of love and happiness. Our children all grew up in the house and enjoyed the space not only inside but outside.

My Lady’s Mile is perfectly positioned for children to be able to walk to an array of amazing schools all on the Mile.

We will miss the house, but we feel that time has come for the next family to make happy memories as we have”



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



The facts you need to know...

Beautiful detached family home set on one of Holywood's more sought after roads

Extending to c.3,000 sq ft

Drawing room with dual aspect and feature fireplace, dining room, family room with gas fire

Modern solid wood kitchen in a shaker style with double thickness granite worktops opening to casual dining/sitting area

Separate utility room

Five double bedrooms each with built-in wardrobes

Main bedroom suite incorporating dressing room and ensuite shower room

Guest bedroom benefiting from built-in wardrobes and an ensuite

Modern bathroom incorporating panelled bath and separate shower cubicle

Hardwood double glazed windows

Gas central heating

Attached matching double garage with electric up and over door

Extensive manicured gardens laid in lawns, flowerbeds and mature borders offering privacy

Tarmac driveway with parking for up to five cars

Only minutes from Sullivan Prep, Sullivan Upper, Priory College, Holywood Primary and St Patricks to mention but a few

Holywood town is accessible by foot which offers a wealth of amenities

Ease of access to Belfast City Centre and The George Best City Airport

Truly a fine family home in a much sought after setting



Drawing room



Drawing room



Drawing room



Family room



Dining room

The property comprises...

GROUND FLOOR

Open, covered entrance porch with Heather Brown tiled step. Mahogany panelled door with glazed side lights to:

BRIGHT AND SPACIOUS ENTRANCE HALL

Staircase leading to the first floor, mahogany newel post, spindles and handrails, cornice ceiling.

CLOAKROOM

Low flush wc, pedestal wash hand basin, solid oak wooden floor.

DRAWING ROOM

26' 7" x 14' 11" (8.1m x 4.55m)

Fireplace with mahogany ornate surround with marble inset and hearth, open fire, dual aspect with French doors to the garden, cornice ceiling, wall lighting.

DINING ROOM

17' 2" x 12' 10" (5.23m x 3.91m)

Cornice ceiling, wall lighting.

FAMILY ROOM

16' 1" x 12' 5" (4.9m x 3.78m)

Fireplace with mahogany surround, marble inset and hearth, gas fire, solid oak wooden floor, cornice ceiling, wall lighting.



Kitchen/living and dining



The property comprises...

GROUND FLOOR

KITCHEN/LIVING AND DINING

19' 11" x 17' 6" (at widest points) (6.07m x 5.33m)

Extensive range of high and low level solid wooden shaker style units, open shelving, wine rack and glazed units, under unit lighting, double thickness granite worktops with matching cills and splashback, one and a half inset sink unit with mixer taps, Hotpoint double oven, built-in wine and Belling fridge unit, integrated dishwasher, five ring ceramic hob with stainless steel extractor above, part tiled walls. Views over the rear garden and patio area.

UTILITY ROOM

6' 7" x 6' 5" (2.01m x 1.96m)

Plumbed for washing machine, space for tumble dryer and freezer, ceramic tiled floor, open hanging space, service door to:

DOUBLE INTEGRAL GARAGE

12' 11" x 17' 9" (3.94m x 5.41m)

Electric up and over door, gas boiler, light and power.



Main bedroom



Guest bedroom



Bright, spacious landing



Bedroom three



Bathroom



Bedroom four

The property comprises...

FIRST FLOOR

BRIGHT AND SPACIOUS LANDING

Light by lead glass window, cornice ceiling. Hotpress with insulated copper cylinder and shelving. Access to roofspace, partial floored.

MAIN BEDROOM SUITE

17' 7" x 11' 11" (5.36m x 3.63m)

Including built-in wardrobes, cornice ceiling, archway to:

DRESSING ROOM

9' 6" x 8' 6" (2.9m x 2.59m)

Including extensive range of built-in wardrobes with sliding doors.

ENSUITE SHOWER ROOM

8' 6" x 7' 9" (2.59m x 2.36m)

Large shower cubicle, fully tiled with Mira electric shower, low flush wc, inset sink unit with mixer taps, vanity unit, mirror and inset lighting, open display cabinet and cabinet below, fully tiled walls and ceramic tiled floor.

GUEST BEDROOM

18' 5" x 12' 11" (5.61m x 3.94m)

Including built-in wardrobes and ensuite.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle with thermostatically controlled shower unit, low flush wc, pedestal wash hand basin with mixer taps, ceramic tiled floor and fully tiled walls, low voltage lighting.

BEDROOM (3)

13' 0" x 10' 11" (3.96m x 3.33m)

Including extensive range of built-in wardrobes with sliding doors, cornice ceiling.

BEDROOM (4)

12' 10" x 11' 3" (3.91m x 3.43m)

Including extensive range of built-in wardrobes, cornice ceiling.

BEDROOM (5)

12' 11" x 11' 0" (3.94m x 3.35m)

Including extensive range of built-in wardrobes with sliding doors, cornice ceiling.

BATHROOM

9' 1" x 7' 1" (2.77m x 2.16m)

White suite comprising panelled bath with mixer taps, telephone shower, wall mounted sink unit with mixer taps, tiled splashback, wall mounted mirror with sensor lighting and demisting, fully tiled walls, ceramic tiled floor, heated towel radiator.



Rear of house



Rear garden



Front garden



Rear garden



Patio area



View

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		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.

Please contact your own legal adviser with any queries.

TENURE

Long 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 2023 /2024 is £3,276.80

VIEWING

By appointment with **RODGERS & BROWNE**.

OUTSIDE

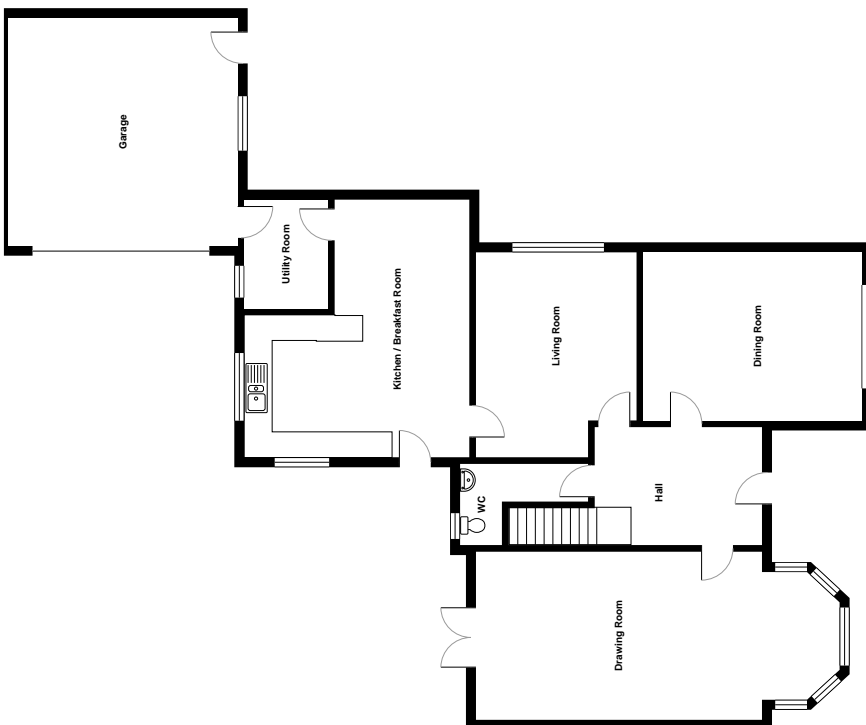
Front - accessed via double gates, manicured lawns incorporating flowerbeds and mature border. Bitmac driveway leading to the rear with ample parking for up to five cars.

To the rear - brick paved patio area, maintained lawns and flowerbeds, mature borders offering a secure and private aspect.

Outside light. Outside tap.

Location

Travelling from Holywood High Street towards Belfast turn left into My Lady's Mile and No 44 is located nearing the end of the road on your left.



Total Area: 2979 sq ft
All measurements are approximate and for display purposes only

**RODGERS
&
BROWNE**

RODGERSANDBROWNE.CO.UK

Sold
028 9042 1414

Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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.