

RODGERS & BROWNE

SALE AGREED

6 Glenmillan Park, Old Holywood Road
Belfast, BT4 2JE



offers over £299,950



The Agent's perspective

"Located just off the Old Holywood Road this red rustic brick detached home is ideally situated to the City Airport, supermarkets, schools and the City Centre.

Set off by mature gardens on a corner site, the property has three bedrooms, two reception rooms, fitted kitchen, shower room and bathroom. There is a detached garage with roller door to the rear. Comfort is enhanced with oil fired central heating and uPVC double glazing.

With the convenience and popularity of the location, we expect good interest in this practical and affordable home".



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Extended Drawing Room



View into front garden



Entrance hall

The facts you need to know...

Extended red rustic brick family home

Three bedrooms, two reception rooms

Mature corner site

Very convenient location within easy commuting distance of Belfast City Centre

Close to excellent schools - Campbell College, Strathearn and Sullivan Upper School

uPVC double glazing

Detached matching garage

Oil fired central heating

Fitted kitchen with appliances

Bathroom and downstairs shower room

Well maintained and beautifully presented



Kitchen with appliances



Dining room



Downstairs cloakroom with wc, basin and shower



The property comprises...

GROUND FLOOR

Hardwood front door with stained leaded glass inset.

ENTRANCE HALL

Storage under stairs.

CLOAKROOM

Fully tiled shower cubicle, thermostatically controlled shower, floating wash hand basin, low flush wc, half tiled walls, vinyl flooring.

LIVING ROOM

21' 0" x 12' 3" (6.4m x 3.73m)

Fireplace with tiled inset and hearth, hardwood surround, coved ceiling.

DINING ROOM

12' 3" x 10' 9" (3.73m x 3.28m)

Feature stone fireplace and marble hearth, coved ceiling.

KITCHEN

11' 3" x 7' 9" (3.43m x 2.36m)

Extensive range of beech finish high and low level cupboards, laminate worktops, single drainer stainless steel sink unit with mixer taps, Bosch stainless steel under oven and stainless steel hob, stainless steel cooker canopy, plumbed for washing machine, integrated fridge and freezer, painted tongue and groove ceiling, extractor fan, hardwood door to rear and garage.



Bedroom one

First Floor

LANDING

Hotpress with lagged copper cylinder Worcester water heater.

BEDROOM (1)

10' 9" x 10' 6" (3.28m x 3.2m)

Extensive range of floor to ceiling built-in wardrobes.

BEDROOM (2)

10' 9" x 9' 3" (3.28m x 2.82m)

BEDROOM (3)

8' 9" x 7' 9" (2.67m x 2.36m)

BATHROOM

Panelled bath, telephone hand shower, low flush wc, pedestal wash hand basin, half tiled walls, vinyl flooring.

Outside

DETACHED MATCHING GARAGE

17' 0" x 9' 3" (5.18m x 2.82m)

Roller door. Oil fired central heating boiler. Light and power.

Mature gardens to front and side in lawns, flowerbeds, shrubs, borders and screened by hedges.

Tarmac driveway and parking space to rear.

Water tap. Screened uPVC oil tank.



Landing



Bedroom two



First floor Bathroom



Bedroom three

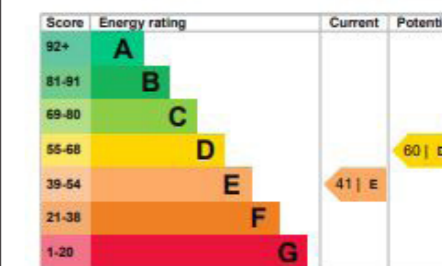
Additional information

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.

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.

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. £1,912.00

VIEWING

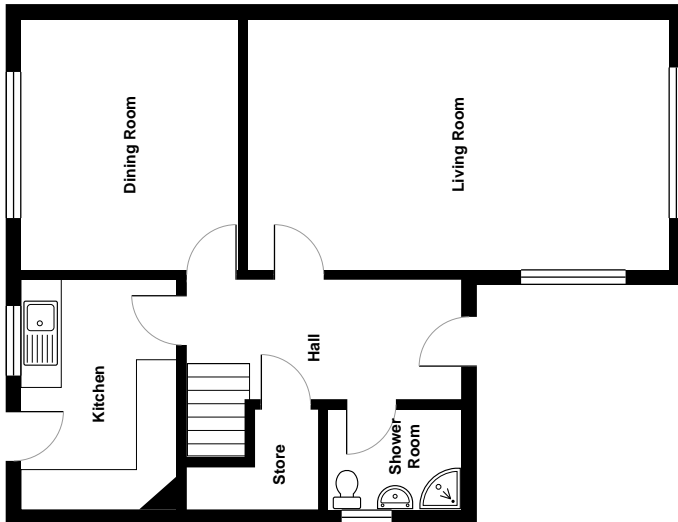
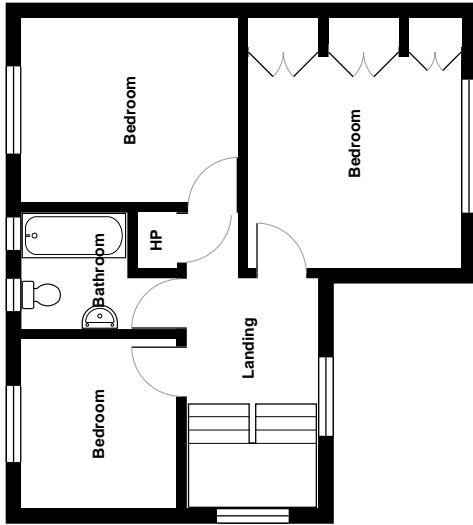
By appointment with **RODGERS & BROWNE**.

Location

From Holywood along the Old Holywood Road, Glenmillan Park is on left hand side.



Lovely mature, screened gardens



Total Area: 104.0 m² ... 1119 ft²

All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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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.