

RODGERS & BROWNE

SALE AGREED

2A Edinburgh Avenue
Off Church Road, Hollywood, BT18 9DE



offers around £725,000



The Owners Perspective...

"We have thoroughly enjoyed the last 6 years at Edinburgh Avenue, first as a newly married couple and then with our kids arriving over the last couple of years. Fantastic neighbours and being in walking distance to Hollywood town centre for the shops and numerous coffee stops has been amazing and at the same time, the location still felt very rural with Glenlyon Park a 60 second walk away.

The views are absolutely stunning and we've enjoyed many evenings watching the sunset over Belfast Lough and Cavehill.

We will truly miss such an amazing house and wish the new owners many happy years there"



76 High Street, Hollywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Hand crafted solid oak staircase

The facts you need to know...

Contemporary detached family home situated just off Church Road in a quiet cul de sac

Set on a private elevated site which benefits from being south facing and with views over Hollywood town to Belfast Lough and the Antrim Coastline

Bright and spacious accommodation throughout with a superb internal finish which is a credit to the vendors

Drawing room with wall mounted fireplace and stunning views of Belfast Lough

Contemporary handmade Johanna Montgomery kitchen incorporating many integrated appliances plus large central island

Family area off the kitchen with stunning views

Four well proportioned bedrooms, main bedroom with large picture window offering panoramic views from Belfast to Carrickfergus

Luxury ensuite shower room plus additional shower room on the first floor

Luxury main bathroom with feature free standing bath and large shower cubicle

PVC triple glazing

Pressurised gas fired central heating system

Open covered car port with parking for one car including provision for a car charging point

Gym room which could also be used as a home cinema or studio

Recently landscaped gardens to the front and the rear incorporating Astro turf lawns, fully enclosed, raised patio areas taking full advantage of the sea views and south orientation

Tarmac driveway with parking for up to four cars

Hollywood town is only a five minute walk away and boasts an array of amenities including many schools and Glenlyon Park is on the door step



Drawing room



Bedroom 2 / Living Room



Luxury Bathroom



The property comprises...

GROUND FLOOR

Tegular paved walkway leading to:

Open, covered entrance porch.

Composite double glazed front door leading to:

BRIGHT AND SPACIOUS ENTRANCE HALL

Solid oak staircase leading to the first floor with matching treads, handrail and Newel post with glass panelling, low voltage lighting.

LUXURY HANDMADE JOHANNA MONTGOMERY KITCHEN OPENING TO FAMILY AREA

26' 5" x 15' 3" (8.05m x 4.65m)

Contemporary handmade kitchen finished in Grey, eyelevel Neff steam oven with warming drawer, Neff oven, Neff microwave oven with warming drawer, integrated fridge freezer, large central island with Quartz worktop including inset sink unit with mixer taps, Quooker hot water tap, Neff five ring induction hob with large ceiling extractor above, integrate dishwasher, breakfast bar area, low voltage lighting, large porcelain tiled floor, two wall mounted vertical radiators, large sliding doors to entertaining terrace, stunning views of Belfast Lough to the Antrim Hills.

UTILITY ROOM

11' 5" x 9' 9" (3.48m x 2.97m)

Extensive range of high and low level contemporary units with laminate worktops, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine and space for tumble dryer. Open living space, shoe storage and bench, large porcelain tiled floor, low voltage lighting.



Handmade Johanna Montgomery kitchen opening to family area



Family area



Direct access to superb terrace

The property comprises...

GROUND FLOOR

DRAWING ROOM

14' 9" x 11' 3" (4.5m x 3.43m)

Contemporary wall mounted electric fire, large pitch window with superb views to Belfast Lough.

BEDROOM (2)/LIVING ROOM

14' 9" x 11' 0" (4.5m x 3.35m)

BATHROOM

10' 10" x 7' 2" (3.3m x 2.18m)

Luxury suite comprising free standing bath with wall mounted tap and spout, Duravit wall hung contemporary sink unit with mixer taps and cabinet below, Duravit low flush wc, large shower cubicle with thermostatically controlled shower units, tiled floor in a wood effect with matching feature wall, sea glimpses, heated chrome towel radiator, low voltage lighting.

FIRST FLOOR

BRIGHT LANDING

Light by double glazed Velux window. Hotpress with insulated copper cylinder and shelving.

MAIN BEDROOM

22' 4" x 15' 3" (6.81m x 4.65m)

Including extensive range of built-in wardrobes, matching vanity unit with inset mirror, additional storage, large picture window with views to Belfast City, Belfast Lough and the Antrim Coastline.

ENSUITE SHOWER ROOM

11' 4" x 6' 4" (3.45m x 1.93m)

Plus double shower cubicle with thermostatically controlled over drencher and telephone shower, low flush wc, Duravit wall mounted sink unit with mixer taps and cupboards below, heated chrome towel radiator, large porcelain tiled floor, Duravit low flush wc, double glazed Velux window, low voltage lighting, extractor fan.



Main bedroom suit



Bedroom 3



Contemporary landing



Main bedroom ensuite



First floor shower room

The property comprises...

BEDROOM (3)

14' 10" x 8' 0" (4.52m x 2.44m)

Plus storage in the eaves and pull out wardrobes, double glazed Velux window.

BEDROOM (4)

14' 10" x 8' 0" (4.52m x 2.44m)

Plus storage in the eaves and pull out wardrobes, double glazed Velux window.

SHOWER ROOM

13' 5" x 7' 9" (at widest points) (4.09m x 2.36m)

Fully tiled shower cubicle with thermostatically controlled shower unit, Duravit sanitary ware incorporating low flush wc, half pedestal wash hand basin with mixer taps, wall mounted mirror, heated chrome towel radiator, wood effect tiled floor with matching wall tiles, low voltage lighting, extractor fan. Views of Belfast Lough.

Outside

Fully landscaped gardens incorporating an Astro turf enclosed lawn, large Tegular paved path leading from the front driveway to a raised terraced incorporating stunning views of across Holywood town to Belfast Lough and the Antrim Coastline.

Tarmac driveway with Tegular border, fencing and sleeper fencing to large parking area for up to four cars.

OPEN COVERED CAR PORT

18' 7" x 15' 4" (5.66m x 4.67m)

Suspended ceiling with sensor lighting. Provision for car charging point. Bin storage and barbecue storage.

Extensive use of glass and chrome posting. Outside mood lighting. Water tap.

GYM / STUDIO

22' 5" x 15' 4" (6.83m x 4.67m)

Plus extensive range of built-in wardrobes with sliding mirrored doors. Light and power.



Stunning sea views



Astro turf enclosed garden



Gym / Studio



South facing terrace



Front terrace

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	82 B	82 B
69-80	C		
55-68	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

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 2023 /2024 is £3,276.80

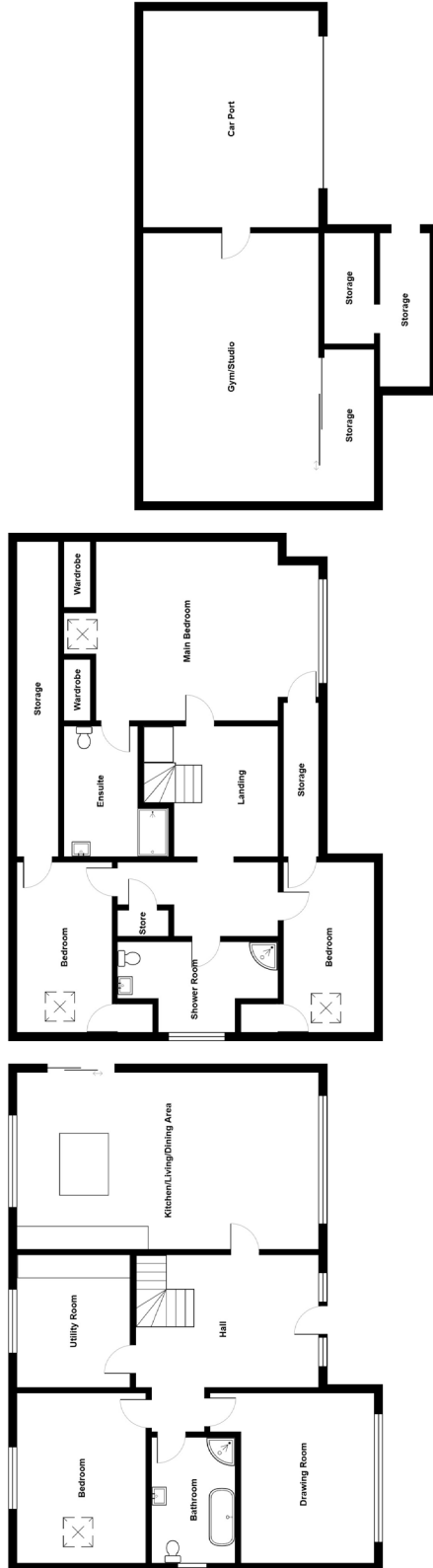
VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Travelling from the Maypole, continue up Church Road passing Demense Road the next right takes you into Edinburgh Avenue, No 2A is situated at the end of the cul de sac on your left.

Floor plan



Total Area: 299.6 m² ... 3225 ft²
 All measurements are approximate and for display purposes only



Sales
 Lettings
 Property Management

EXPERIENCE | EXPERTISE | RESULTS

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