

RODGERS & BROWNE



22 The Walled Garden
Circular Road, East Belfast, BT4 2WG

offers around £475,000

SALE AGREED



The Agent's Perspective...

"The walled garden is an exclusive development of only eight detached family homes in a convenient and much sought after location.

No 22 has been carefully designed to provide bright and airy accommodation over three floors with a flexibility of uses depending on each individual needs. Internally the property has been finished to an exceptional standard throughout. Externally there is a wealth of space with a large tegular paved driveway and fully enclosed rear garden ideal for the kids to play games to that of a family barbecue.

We have no doubt that those looking for a modern home in a much sought after location with an ease of access to amenities will not be disappointed".



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Drawing room



The facts you need to know...

Fabulous linked detached family home constructed seven years ago by the renowned MMM Builders and finished to a high standard throughout

Bright and spacious accommodation comprising of lower level drawing room with large picture window accessing the garden plus a multi-fuel stove

Luxury kitchen opening to casual dining and sitting areas, incorporating handleless units, Neff integrated oven and gas hob, stone worktops and central island plus separate utility room

Four bedrooms, main bedroom with luxury fitted ensuite wet room and fully fitted dressing room

Luxury bathroom with large shower cubicle and free standing bath

Solid oak doors throughout

Gas fired central heating, timber double glazed windows

Remainder of an NHBC warranty still in place

Integral garage with electric up and over door

Tegular paved driveway with parking for two cars
Large rear sunny garden with patio area

Only minutes from an array of leading schools such as Ashfield Boys & Girls, Strathearn and Penrhyn, Campbell College and Junior School, Belmont and Strandtown Primary Schools to mention but a few

Ease of access to Belfast City Centre, The George Best City Airport, Belmont and Ballyhackamore Village



Drawing room



Contemporary kitchen with casual dining and sitting areas



Drawing room



The property comprises...

GROUND FLOOR

Open covered entrance porch to solid wood door with side lights to:

ENTRANCE HALL

Ceramic tiled floor, staircase to first floor. Access to the garage.

CLOAKROOM

Low flush wc, trough wall mounted sink unit and mixer tap, tiled splashback, ceramic tiled floor, extractor fan.

CONTEMPORARY KITCHEN OPENING TO CASUAL DINING AND SITTING AREAS

18' 2" x 16' 4" (5.54m x 4.98m)

Contemporary kitchen with handleless units, composite stone worktop, central island with one and a half inset stainless steel sink unit with mixer tap, under unit lighting, four ring gas Neff hob with splashback and upstand stainless steel extractor above, Neff under oven, integrated fridge freezer and dishwasher, ceramic tiled floor, large picture window, glazed door and side light to hallway. Staircase to:

Lower Level

LANDING

Limed oak semi solid wooden floor, under stair storage, glazed door and side light to:

DRAWING ROOM

18' 3" x 12' 3" (5.56m x 3.73m)

Beautiful views to the garden. Access via large sliding doors, feature multi-fuel stove set on a granite hearth, limed oak semi solid wooden floor.

UTILITY ROOM

6' 10" x 5' 0" (2.08m x 1.52m)

Plumbed for washing machine and tumble dryer. Concealed gas boiler, ceramic tiled floor. Service door to rear.

MAIN BEDROOM

11' 9" x 11' 6" (3.58m x 3.51m)

Low voltage lighting.

LUXURY WET ROOM

Comprising large shower unit over drencher and telephone shower, half pedestal sink with mixer tap and tiled splashback, low flush wc, heated towel radiator, ceramic tiled floor, low voltage lighting, extractor fan.

DRESSING ROOM

10' 5" x 6' 9" (at widest points) (3.18m x 2.06m)

Extensive range of fitted open hanging units, shelves and drawers, low voltage lighting.



Main bedroom

First Floor

LANDING

Hotpress with Warmflow pressurised water tank.

BEDROOM (2)

18' 3" x 12' 0" (at widest points) (5.56m x 3.66m)
Including walk-in dressing area with built-in wardrobes.

BEDROOM (3)

12' 7" x 8' 2" (3.84m x 2.49m)

BEDROOM (4)

10' 10" x 9' 9" (3.3m x 2.97m)

LUXURY BATHROOM

11' 5" x 5' 10" (3.48m x 1.78m)
Luxury suite comprising triple walk-in shower cubicle with over drencher and telephone shower, free standing bath with wall mounted tap and mixer, contemporary wall mounted sink unit with mixer, under cabinet and tiled splashback, low flush wc, part tiled walls, ceramic tiled floor, heated towel radiator, extractor fan,

Outside

INTEGRAL GARAGE

22' 10" x 12' 9" (6.96m x 3.89m)
Light and power, insulated electric garage door, provision for electric car.

Tegular paved driveway with parking for two cars, mature flowerbeds, enclosed bin store.

Fully enclosed rear garden laid in lawns, flowerbeds and patio area.



Main bathroom



Bedroom 3



Bedroom 2



Main bathroom

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	83 B	83 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 £2912.82 .

VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Travelling from along the Old Hollywood Road turn left into Circular Road, continue for approximately half a mile then left into The Walled Garden, continue to the end of the cul de sac and No 22 is on your right.



Floor plan



EXPERIENCE | EXPERTISE | RESULTS

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&
BROWNE**

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