

RODGERS & BROWNE

SALE AGREED



6 Larch Hill Drive
Holywood BT18 0JS

offers around £495,000



The Agent's Perspective...

"From its elevated, mature site of approximately 0.5 acres, this spacious, split-level, detached home enjoys not only great privacy, but also superb views of Belfast Lough and out to the Irish sea. A fantastic vista - day or night.

The property has four bedrooms, three reception rooms and a large double glazed sunroom. There is also a large, glazed balcony - perfect for relaxing or entertaining while taking in the views and enjoying the sunshine - and sunsets.

In need of a little updating, this is the perfect opportunity to develop your own ideas rather than pay for someone else's.

A most interesting property with great potential".



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Vaulted entrance hall



Ground floor cloakroom



Fabulous views

The facts you need to know...

Spacious split level detached home

Four bedrooms, three reception rooms plus large uPVC double glazed sunroom

First floor balcony as outdoor entertaining/relaxing space

Mature, private site c 0.5 acre backing onto fields

Elevated position with superb views of Belfast Lough and out to the Irish Sea

Double integral garage

Large laundry/utility room

Oil fired central heating and uPVC double glazing

Ready for remodelling to your own taste and design

Parking for several cars, caravan, motor home

Relatively traffic free cul du sac

Convenient location for easy access to Belfast City Airport and City Centre

Train station at Seahill nearby, also bus stop

Range of excellent schools including Glencraig Primary, Rockport, Sullivan, Priory College, St Patricks, Campbell College and Strathearn easily reachable



Spacious drawing room with Lough views



Drawing room with outside balcony and Lough and garden views



Steps down to dining room



Kitchen

The property comprises...

Ground Floor
uPVC double glazed front door to:

UPVC DOUBLE GLAZED SUNROOM 37' 9" x 6' 6" (11.51m x 1.98m) Black and white tiled floor, heat and light. Views into front garden, exposed stone detail. Double French doors to front garden. uPVC double glazed door to:

ENTRANCE HALL: Pine tongue and groove panelled ceiling, door to integral garage.

CLOAKROOM: 7' 3" x 5' 3" (2.21m x 1.6m) Low flush wc, pedestal wash hand basin.

Open tread staircase to first floor, tiled floor with vaulted ceiling and tongue and groove panelling.

LANDING: Double glazed door to balcony with superb Lough views.

STUNNING DRAWING ROOM 21' 9" x 15' 9" (6.63m x 4.8m) Floor to ceiling hardwood double glazed windows with superb Lough views to Carrickfergus and out to the Irish Sea, oak flooring, feature marble fireplace, timber tongue and groove panelled vaulted ceiling.

Steps down to:

DINING ROOM: 13' 9" x 13' 9" (4.19m x 4.19m) Oak flooring. Corner window with superb Lough views, double glazed uPVC door to rear garden.

KITCHEN: 15' 5" x 12' 9" (4.7m x 3.89m) Extensive range of white high and low level cupboards, laminate worktops, part tiled walls, one and a half single drainer stainless steel sink unit with mixer tap, plumbed for dishwasher, Belling double cooker with four ring electric hob, cooker canopy, breakfast table, herringbone pattern vinyl flooring.

LIVING ROOM: 18' 6" x 13' 6" (5.64m x 4.11m) Painted brick fireplace with marble hearth, oak laminate flooring, picture window looking into rear garden, uPVC double glazed door to patio and garden.



Bedroom 1

FIRST FLOOR

BEDROOM (1): 16' 9" x 11' 9" (5.11m x 3.58m) Superb Lough views.

BEDROOM (2): 12' 0" x 8' 9" (3.66m x 2.67m) Vanity unit, wash hand basin, built-in louvre doors.

BEDROOM (3): 12' 9" x 7' 9" (3.89m x 2.36m) Timber tongue and groove ceiling. Lough views.

BEDROOM (4): 12' 9" x 9' 8" (3.89m x 2.95m) Lough views.

BATHROOM: 12' 3" x 8' 3" (3.73m x 2.51m) White suite comprising large jacuzzi bath, low flush wc, double vanity unit with two wash hand basins, fully tiled shower cubicle, 'copper' metallic ceramic tiled floor, recessed lighting, extractor fan, chrome heated towel radiator.

OUTSIDE

DOUBLE INTEGRAL GARAGE 19' 0" (approximately) x 18' 0" (5.79m x 5.49m) Twin up and over doors, light and power.

LAUNDRY ROOM 14' 0" x 13' 0" (4.27m x 3.96m) Extensive range of white low level and full height cupboards, laminate worktops, single drainer stainless steel sink unit with mixer tap, ceramic tiled floor, plumbed for washing machine. Access to useful under floor storage.

Tarmac driveway and parking/turning space.

Extensive, mature, private gardens in lawns, flowerbeds, shrubs, mature trees and conifer hedges backing onto fields to the rear.

BOILER HOUSE Oil fired central heating boiler and uPVC oil tank.



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom with bath and shower

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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		43 E
21-38	F	35 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.

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Please contact your own legal adviser with any queries.

TENURE

Leasehold 999 years from 1964 subject to ground rent of £40.00 pa

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 c.£3136.00

VIEWING

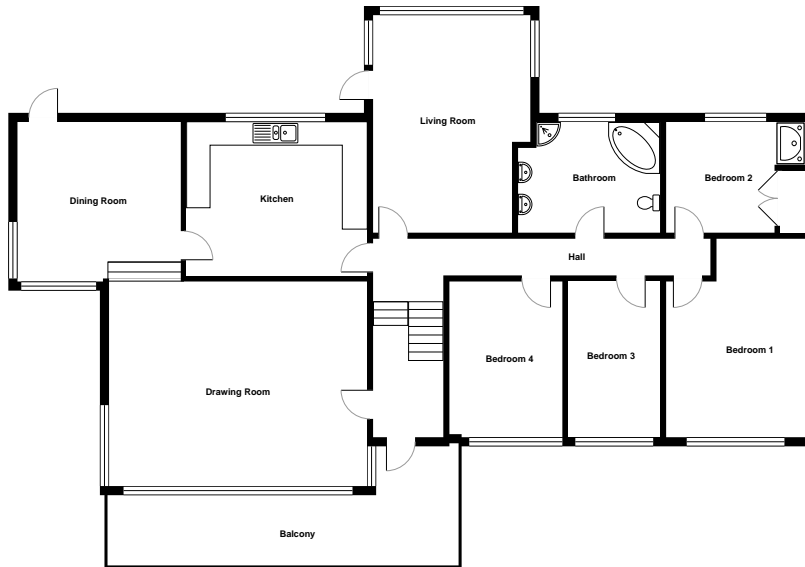
By appointment with **RODDERS & BROWNE**.

Location

Turn into Larch Hill off Bangor Road. At the 'T' junction turn left and then first right. House is straight in front of you.



Floor plan



**RODGERS
&
BROWNE**

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EXPERIENCE | EXPERTISE | RESULTS

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