

RODGERS & BROWNE



'The Laurels' 63a Station Road,
Craigavad, Holywood BT18 0BP

Price £1,150,000



The Agent's Perspective...

"Situated in the leafy splendour of Craigavad just outside Holywood, County Down, 63A Station Road is an impressive 3,200sq ft family residence suitable for the most discerning owner. This spacious 4 / 5 double bedroom plus study / home office, home is constructed using only the highest quality materials and enjoys all modern conveniences including electric car charging, CAT 6 cabling for all your smart home requirements and the availability of fast fibre broadband.

Holywood, is a beautiful town set just 6 miles from Belfast city centre with excellent road and rail links and was winner in the Sunday Times Best Place to Live (Northern Ireland) 2021. Its many first class and vibrant restaurants (including a Michelin Award winner) and

cafés are renowned for delivering superior quality. The combination of locally owned shops and close proximity to major Tesco and Sainsbury's stores mean all shopping needs are well catered for.

For those with children, Holywood has some leading primary and post primary schools within its boundaries. You will also find Holywood Golf Club (home of Rory McIlroy), Redburn Country Park, Glenlyon Park and Ballymenoch Park on your doorstep, as well as the beach at Holywood Seapark and the Queen's Leisure Complex. Of course, the 5 star Culloden Hotel, Royal North of Ireland Yacht Club and Ireland's oldest golf course, Royal Belfast, are also on your doorstep. For those who value quality of life and wish to live in a popular award-winning area, then 63A Station Road is sure to be just what you're looking for".

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

Every detail meticulously considered....

Internal Features

- Composite entrance door with 5 point locking system
- Insulated to new building regulations with extremely high SAP ratings (the higher the SAP rating, the more energy efficient the home) The potential is for a 40% saving over older homes
- Central heating via air source heat pump - underfloor heating to ground floor
- Walls and ceilings painted throughout
- White painted deep profile skirting & architraves
- Fully carpeted or tiled throughout
- Comprehensive range of brushed steel switches and sockets (selected sockets with USB ports)
- TV points to all main living areas and bedrooms
- CAT6 cabling for smart home technology
- Mains powered smoke, heat and carbon monoxide detectors
- 2 zone smart central heating
- Security alarm
- Zappi car electrical charging point

Kitchen / Dining / Utility

- High quality kitchen units with choice of doors and handles and stone worktop
- Integrated appliances to include ceramic hob, electric oven, extractor hood, integrated dishwasher and fridge/ freezer
- Island unit including sink
- Energy efficient recessed downlights in kitchen / dining area
- Feature gas fireplace in living area
- Utility room with range of high and low level units, sink and chrome fittings

Boot Room & WC

- Contemporary white sanitary ware with chrome fittings

Master Bedroom with Ensuite, Dressing Room & Balcony

- Built-in robes to dressing room
- En suite featuring luxurious waterfall shower
- Contemporary white sanitary ware with chrome fittings and vanity unit
- Heated towel rail in ensuite
- Glass door leading to private balcony

Bedroom 2 with Ensuite

- En suite with shower
- Contemporary white sanitary ware with chrome fittings and vanity unit
- Heated towel rail in en suite

Bathroom

- Contemporary white sanitary ware with chrome fittings and vanity unit
- Feature free-standing bath with contemporary chrome fittings
- Shower with glass panel doors and chrome fittings

External Features

- Turfed private garden space with patio area to side and rear
- Thermally efficient double-glazed windows
- Feature granite sills and heads to windows
- Stoned private driveway
- Paved paths and patio
- Remote control electric main gates
- Outside water tap
- 10 year Global Homes warranty

NOTE: Images are computer generated. Furniture is for illustrative purposes only and is not part of the sale.



Attractive, sunny, private site including patio enjoying long sunshine hours backing onto old stone wall



Superb kitchen, casual living and dining area

The property comprises...

GROUND FLOOR

Feature hallway with dramatic two storey vaulted ceiling, oak open tread staircase with glazed ballustrade and oak handrail with minstrel gallery over.

FAMILY ROOM: 15'3" x 13'3"

DRAWING ROOM: 16'3" x 15'9" Sliding double glazed doors to patio and garden. Gas fired cast iron stove.

KITCHEN / LIVING AREA: 28'9" x 20'9" Extensive range of painted contemporary high and low level units, integrated fridge, freezer, NEFF ovens, ceramic hob with downdraft extraction, inset sink with Quooker instant boiling water tap. Centre island with quartz worktop and breakfast bar. Large sliding double doors to rear garden. Open to

DINING AREA : 11'6" x 10'2" double sliding doors to patio / sun terrace

UTILITY / BOOT ROOM

STUDY / OFFICE: 12'8" x 10'10"

CLOAKROOM wc, wash hand basin, sliding mirror doors to hanging and storage space. Separate electrical switchgear, comms and underfloor heating manifolds.



Drawing Room with contemporary gas fire



Reception hall with two storey vaulted ceiling

FIRST FLOOR

MAIN BEDROOM: 15'5" x 11'10"

Fitted Dressing Room and En suite Shower room

BEDROOM 2: 15'11" x 10'10"

En suite shower room

BEDROOM 3: 16'3" x 14'6"

BEDROOM 4: 14'6" x 14'5"

BATHROOM

Landscaped gardens in easily managed lawns, borders and flower beds bordered by maturing Portuguese laurel hedges.

Paved paths and patio / sun terrace with feature original stone wall

Private stoned driveway with planted borders, driveway lighting, parking for several cars and accessed by remote control electric double gates.



Main bedroom suite with dressing room, ensuite shower room and balcony



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	84 B	84 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

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 2023 /2024 is to be assessed.

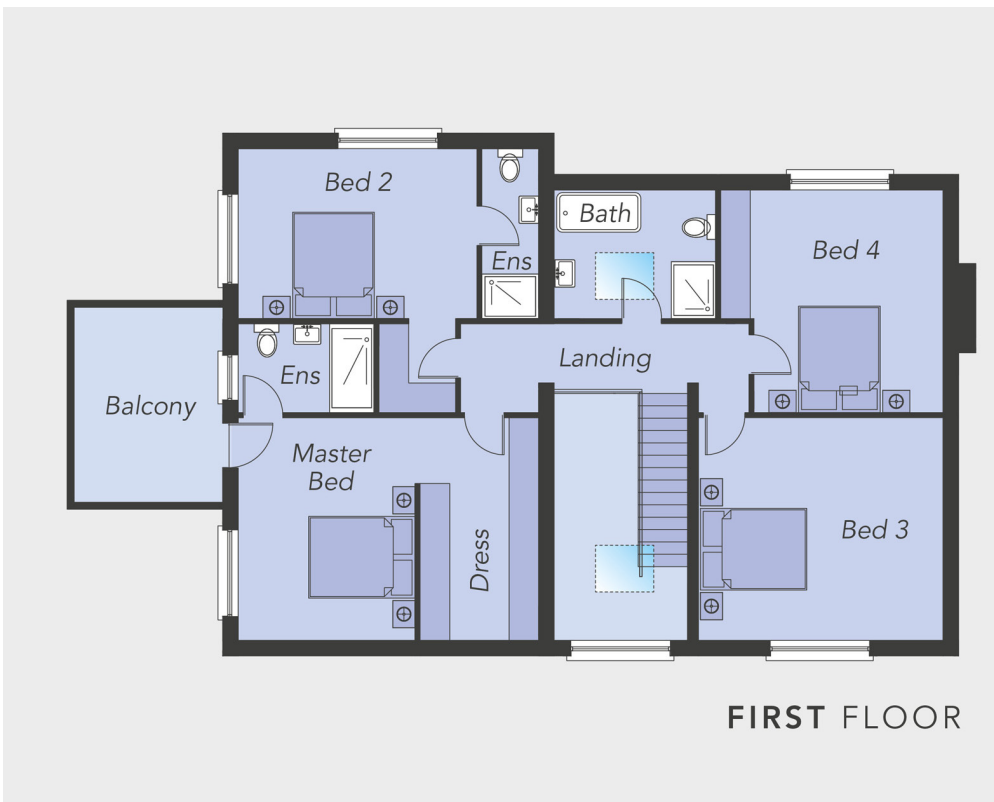
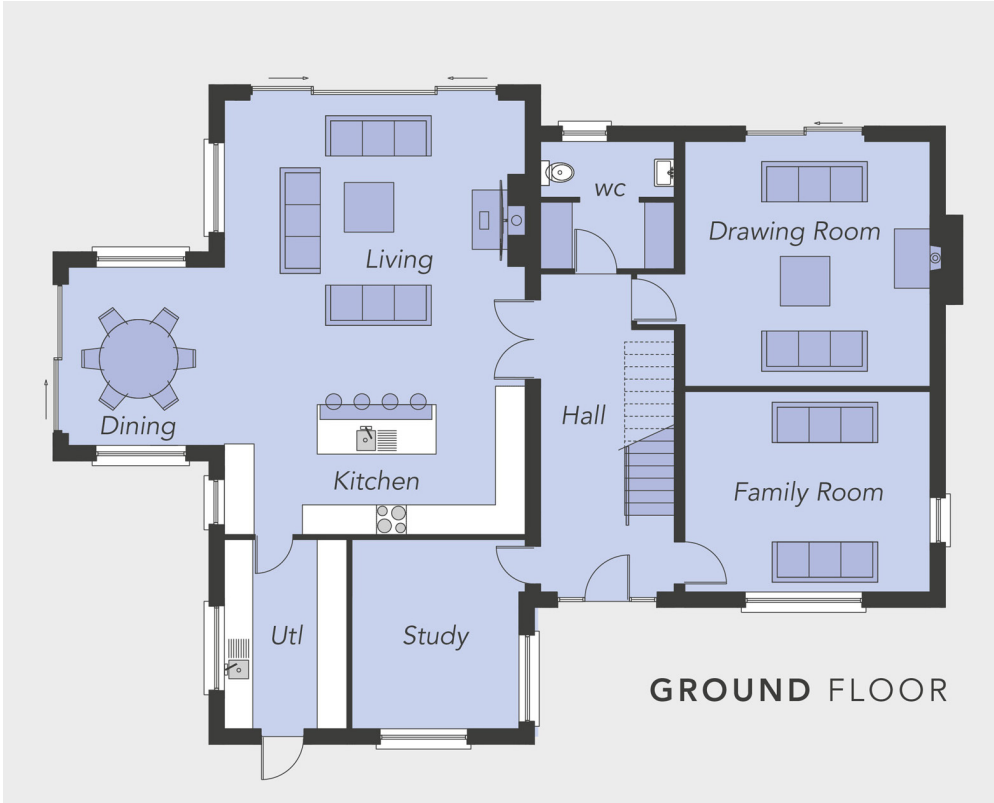
VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Turn off main A2 Belfast to Bangor Road at Station Road traffic lights. Go under bridge, pass the entrance to The Royal Belfast Golf Club then take fourth entrance on right hand side. Go to the far end of the lane and the house is on right hand side.

Floor plans





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EXPERIENCE | EXPERTISE | RESULTS

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