

RODGERS & BROWNE



29 Waverley Drive
Ballyholme, BT20 5LD

offers around £395,000



The Agent's Perspective...

"Nestled in the heart of Ballyholme, this beautiful, detached house presents an idyllic retreat for those seeking tranquility, and easy access to the sea and village amenities. Location is a key highlight of this property; you can easily take leisurely walks along the nearby beach and explore the charming shops and cafes. The house exudes a warm and welcoming atmosphere, with a traditional charm. Outside you'll find a mature garden offering a peaceful haven. ideal for hosting outdoor gatherings whether it's a summer BBQ or a coffee with friends."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room



Living room open to garden



Entrance hall

The facts you need to know...

Handsome detached period home in the heart of Ballyholme

Within walking distance of Ballyholme Esplanade and local amenities in the Village

Three bedrooms, two reception rooms with great potential for extension (if required)

Close to Royal Ulster and Ballyholme Yacht Clubs

Many original features

Lovely private and enclosed rear garden

Excellent opportunity to purchase in this particularly popular location

Off street parking

Cloakroom with wc, bathroom and shower room

uPVC double glazing

Gas fired central heating

Potential to create your own 'grand design' - traditional or contemporary



Kitchen



Dining room



The property comprises...

GROUND FLOOR

ENTRANCE HALL

Covered open porch, oak strip floor.

LIVING ROOM

17' 3" (into bay window) x 10' 9" (5.26m x 3.28m)

Oak strip floor, double doors to deck and garden, open fire with tiled hearth and wooden surround.

DINING ROOM

20' 3" x 10' 9" (6.17m x 3.28m)

Tiled fireplace with timber surround.

KITCHEN

10' 0" x 10' 0" (3.05m x 3.05m)

Range of high and low level shaker style units, rolled edge granite effect worktops, single drainer one and a half tub, concealed extractor fan, space for fridge, part tiled walls, tiled floor, integrated dishwasher, door to:

UTILITY ROOM

6' 0" x 5' 3" (1.83m x 1.6m)

Tiled floor, double glazed Velux window, half stable door.

SECOND UTILITY ROOM

6' 0" x 4' 3" (1.83m x 1.3m)

Gas boiler, low flush wc, pedestal wash hand basin, plumbed for washing machine, tiled floor, double glazed Velux window.



Bedroom one

First Floor

LANDING

Staircase with pine spindles and hardwood handrail.

BEDROOM (1)

14' 0" x 10' 9" (4.27m x 3.28m)

Including extensive range of built-in wardrobes.

BEDROOM (2)

11' 9" x 10' 9" (3.58m x 3.28m)

BEDROOM (3)

10' 9" x 7' 9" (3.28m x 2.36m)

Laminate wooden floor.

BATHROOM

Panelled corner bath with mixer taps, telephone hand shower, pedestal wash hand basin, fully tiled walls, wood parquet floor, hotpress (shelved) access to roofspace.

SEPARATE WC

Low flush wc, fully tiled walls.

SHOWER ROOM

Corner shower, instant heat Triton shower unit, fully tiled walls, tiled floor, chrome heated radiator, stained glass window, access to roofspace.

EXPERIENCE | EXPERTISE | RESULTS

Outside

To the front is a tarmac driveway leading to timber garage, mature trees and laid in lawns.

To the rear, laid in lawns, with paved patio area and raised timber decking.



Landing



Bedroom two



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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	53 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.

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

Leasehold

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.

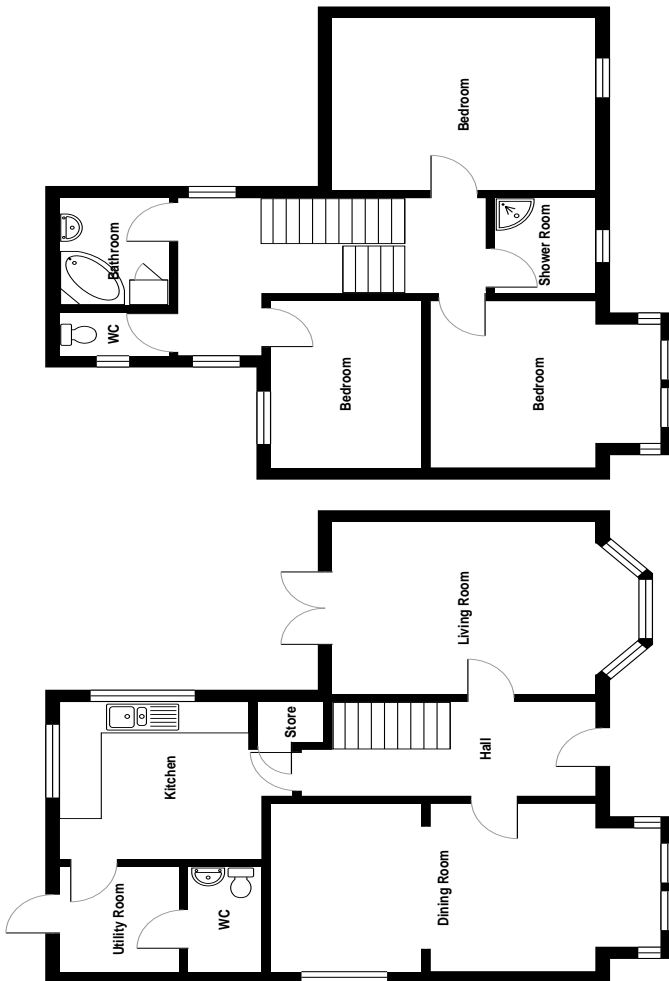
The assessment for the year 2023/2024 is c.£2,004.00

VIEWING

By appointment with **RODDERS & BROWNE**.

EXPERIENCE | EXPERTISE | RESULTS

Location



Total Area: 120.8 m² ... 1301 ft²

All measurements are approximate and for display purposes only

**RODGERS
&
BROWNE**

RODGERSANDBROWNE.CO.UK

Sold
028 9042 1414

**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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.