

RODGERS & BROWNE



191 Sandown Road
East Belfast, BT5 6GX

offers over £330,000

SOLD



The Owner's Perspective...

"191 was built in the 1920s and is a lovely old house. Over the years we have updated the property to suit modern living and we love living here.

The house is close to the shops, schools and restaurants in Ballyhackamore and the green spaces of the Stormont estate.

Living on the Sandown Road feels like living in a village. I hope the next owner will enjoy our house as much as we have"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Family room



Drawing room

The facts you need to know...

Well presented and extended red brick period semi detached family home

Set well back from the road on an elevated site with a private south facing rear garden

Drawing room with open fire and feature bay window

Family room with modern fireplace

Luxury open plan kitchen and casual dining with an extensive range of integrated appliances and central island

Recently installed ground floor shower room

3 bedrooms

Luxury fitted bathroom

Gas fired central heating

Large detached single garage

Tarmac driveway with parking for up to three cars

Tagula paved patio area and gardens laid in lawns all south facing

Pvc double glazed windows

Ease of access to Belfast City centre via road or Glider

An array of amenities are on the door step from schools, churches, golf courses and shopping facilities

Only minutes from the hustle and bustle of Ballyhackamore village which benefits for an array of cafes, restaurants and boutiques



Luxury kitchen with casual dining area



The property comprises...

Ground Floor

Composite PVC front door with double glazed side and top lights to:

BRIGHT ENTRANCE HALL

Ceramic tiled floor, part panelled walls, staircase to first floor with matching Newel post, handrail and spindles.

SHOWER ROOM:

Fully tiled shower with thermostatically controlled shower with mixer tap and telephone hand shower with over drencher, low flush wc, half pedestal wash hand basin with mixer tap, ceramic tiled floor, fully tiled walls, heated towel radiator, low voltage lighting, extractor fan.

DRAWING ROOM:

13' 10" (into bay window) x 12' 1" (4.22m x 3.68m)

Fireplace with Mahogany surround, marble inset and hearth, open fire, feature bay window, oak wooden floor, picture rail, cornice ceiling.

FAMILY ROOM:

12' 0" x 10' 9" (3.66m x 3.28m)

Contemporary fireplace with cast iron horseshoe inset and granite hearth, open fire, picture rail, cornice ceiling, opening to:

LUXURY KITCHEN WITH CASUAL DINING AREA

18' 9" x 14' 7" (5.72m x 4.44m)

Extensive range of country two tone cabinets with under unit lighting, Quartz worktops and splashbacks, central island with Quartz waterfall worktop, inset sink with Quooker water tap, integrated dishwasher, Smeg micro oven and oven, integrated fridge, six ring gas hob, extractor canopy, ceramic tiled floor, low voltage lighting. French doors opening to garden

GLAZED SITTING AREA

8' 1" x 5' 3" (2.46m x 1.6m)

Floor to ceiling glazing with views to the garden and patio area. Ceramic tiled floor, additional concealed storage.



Bedroom 1

FIRST FLOOR

LANDING

Cornice ceiling, picture rail.

BEDROOM (1)

13' 8" (into bay window) x 10' 11" (4.17m x 3.33m)
Cornice ceiling, picture rail.

BEDROOM (2)

12' 1" x 11' 1" (3.68m x 3.38m)
Cornice ceiling, picture rail.

BEDROOM (3)

8' 11" x 7' 7" (2.72m x 2.31m)

BATHROOM

Modern white suite comprising shower bath with thermostatically controlled shower unit and mixer tap with over drencher, low flush wc, canopy with mounted sink unit with mixer tap and cabinet below, fully tiled floor and walls, concealed gas boiler, heated towel rail.

OUTSIDE

LARGE SINGLE GARAGE

22' 10" x 11' 6" (6.96m x 3.51m)
Roller door. Light and power.

Tarmac Driveway with parking for up to 4 cars, mature borders to the frontage offering privacy.

To the rear is a large Tegula patio area off the kitchen plus an additional raised patio area, mature hedging and south facing lawns. Built in outdoor pizza oven.

outside tap and outside lighting.



Bedroom 2



Ground floor shower room



Patio area leading to the garden



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 rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	63 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

Leasehold £8.00 per annum

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 £1,739.00

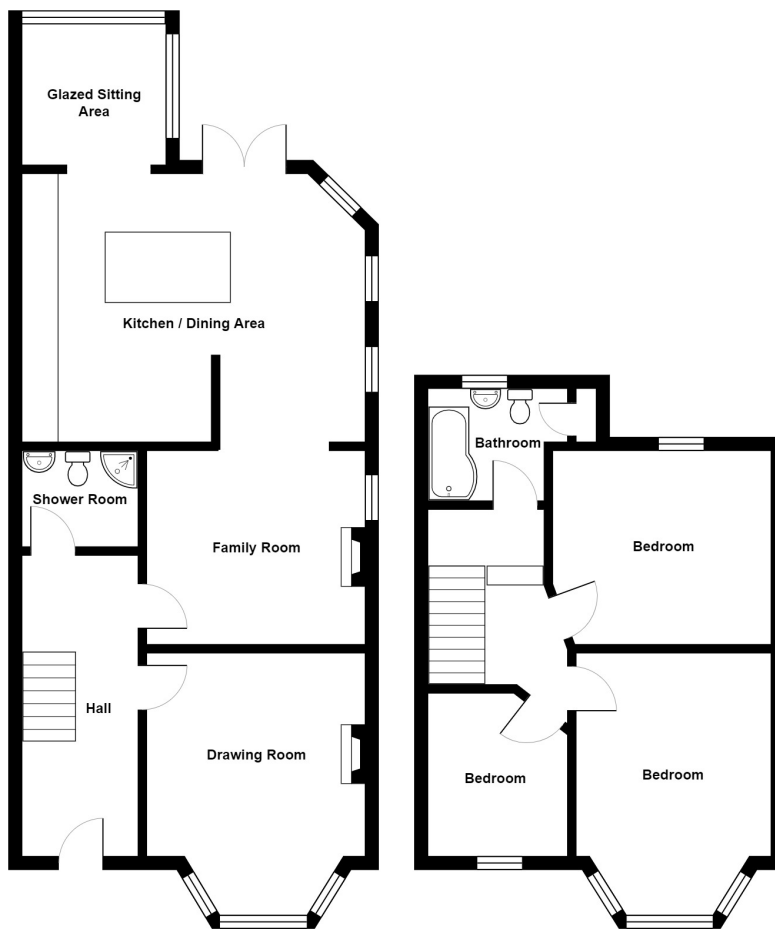
VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Travelling along the Upper Newtownards Road from Belfast City Centre, travel through Ballyhackamore and Sandown Road is on your right hand side, once on Sandown Road continue for 900 yards and No 191 will be on your right.

Floor plan



Total Area: 120.4 m² ... 1296 ft²

All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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The Property
Ombudsman



naea | propertymark
PROTECTED

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.