

RODGERS & BROWNE



5 Park Drive,
Holywood, BT18 9LW

offers around £189,950

SOLD



The Agent's Perspective...

"Park Drive is a very popular and convenient location within easy walking distance of the town centre, shops, cafes, bus and train links to Belfast. Even the seashore is close by via the subway.

Number 5 has been extended and offers bright, attractive space for any first time purchaser, couple, downsizer or possible buy to let opportunity.

Set off by a lovely enclosed, sunny rear garden this smart townhouse has real 'move in' appeal and is sure to appeal to all who view.

Make an appointment today"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Bright, extended mid-terrace

2 bedrooms 2 reception rooms

Fitted kitchen with appliances

Sunny enclosed rear garden

Gas fired central heating

uPVC double glazing

Well presented with real 'walk in' appeal

Very popular and convenient location just a short stroll from town centre

White bathroom suite with shower over bath



Open plan living/kitchen



Enclosed sunny rear garden

The property comprises...

GROUND FLOOR

Panelled front door

ENTRANCE HALL: Laminate flooring

LIVING ROOM: 12' 0" x 10' 9" (3.66m x 3.28m) Cast iron fireplace, polished granite hearth, laminate flooring

BRIGHT KITCHEN AND BREAKFAST AREA 15' 9" x 10' 9" (4.8m x 3.28m) Single drainer stainless steel sink unit, mixer taps, extensive range of beech effect high and low level cupboards, laminate worktops, tiled floor to kitchen area, stainless steel under oven, four ring stainless steel gas hob, stainless steel cooker canopy, washing machine, integrated fridge and freezer, part tiled walls. Storage under stairs.

DINING ROOM OR SITTING ROOM 12' 8" x 9' 0" (3.86m x 2.74m) Vaulted ceiling, double glazed Velux window, double uPVC double glazed French doors to garden

FIRST FLOOR

BEDROOM (1): 15' 3" x 10' 9" (4.65m x 3.28m) Including wardrobe recess. Laminate flooring, decorative cast iron fireplace

BEDROOM (2): 10' 9" x 8' 0" (3.28m x 2.44m) Including wardrobe recess. Laminate flooring, decorative cast iron fireplace

BATHROOM: 7' 3" x 6' 9" (2.21m x 2.06m) White suite comprising panelled bath with thermostatic shower over, pedestal wash hand basin, low flush wc, tiled floor, tiled walls, extractor.

OUTSIDE

Small fenced, paved forecourt

Lovely enclosed, sunny rear garden in lawns, flowerbeds, shrubs and hedges.

Flagged paths and patio / BBQ area. Garden store. Auto floodlight.

Location

Heading towards Belfast on Church View, Park Drive is second on the left after Downshire Road junction.



Bedroom (1)



Fully tiled 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 rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

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. £ 1045.00

VIEWING

By appointment with **RODGERS & BROWNE**.



Total Area: 75.3 m² ... 811 ft²

All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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

info@rodgersandbrowne.co.uk

rodgersandbrowne.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.