

# RODGERS & BROWNE



12 Old Quay Court  
Marino, Holywood BT18 0HT

*offers around £499,950*



## *The Agent's Perspective...*

"Located just off Old Quay Road on the seaside of the Bangor Road, 12 Old Quay Court is quite a 'find' - a detached bungalow. Set off by a mature easily managed corner site with sheltered patio and barbecue areas to the rear this attractive home is sure to appeal.

The accommodation can be utilized in a variety of ways to suit individual needs but essentially has three bedrooms, three reception rooms and study. The bungalow is at a point where a remodel will allow a purchaser to make their own choices of internal facilities and finishes.

Being close to a convenience store, bus and train halt the bungalow is a most practical option. The sea shore is also a pleasant walk away and Holywood town centre is a bracing walk along the coastal path.

Definitely a home sure to attract great interest.

Arrange a viewing today".



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Sitting room



Drawing room



Entrance hall

*The facts you need to know...*

Rare, detached bungalow

Three bedrooms, four reception rooms including study c.2165 sq.ft.

Excellent location within walking distance of seashore

Bus and rail links nearby

Cloakroom, bathroom and ensuite shower room

Mature gardens and enclosed, sunny patio on corner site

Double garage with electric up and over door

Parking for up to four cars

In need of an update to purchasers own choice

uPVC eaves and soffits

One of Holywood's most exclusive locations



Kitchen



Kitchen



Kitchen and breakfast area



Dining room

## *The property comprises...*

### **GROUND FLOOR**

uPVC double glazed front door to:

#### **UPVC DOUBLE GLAZED SUN PORCH**

17' 0" x 4' 3" (5.18m x 1.3m) tiled floor, Hardwood door to:

#### **ENTRANCE HALL**

17' 9" x 9' 9" (5.41m x 2.97m)  
Glazed screen to drawing room.

#### **CLOAKROOM**

Hanging space, separate low flush wc, pedestal wash hand basin.

#### **DRAWING ROOM**

18' 0" x 12' 9" (approximately) (5.49m x 3.89m)  
Tiled fireplace and hearth, baxi grate, bow window, archway to:

#### **DINING ROOM**

9' 9" x 9' 9" (2.97m x 2.97m)

#### **SITTING ROOM**

13' 9" x 11' 9" (4.19m x 3.58m)  
Bow window.

#### **KITCHEN**

13' 9" x 11' 9" (4.19m x 3.58m)  
Extensive range of sage green high and low cupboards, laminate worktops, single drainer stainless steel sink unit with mixer tap, tiled floor, Bosch oven and separate microwave, ceramic hob, cooker canopy extractor, space for breakfast table and chairs, wood panelled walls, part tiled walls.

#### **UTILITY ROOM**

11' 3" x 6' 9" (maximum) (3.43m x 2.06m)  
Range of matching cupboards, laminate worktops, stainless steel sink unit, plumbed for washing machine, tiled floor, uPVC double glazed door to rear garden.



Bedroom one

**STUDY**

10' 9" x 9' 9" (3.28m x 2.97m)  
Double uPVC double glazed doors to patio and garden.

**BEDROOM (1)**

13' 3" x 10' 9" (4.04m x 3.28m)  
With built-in wardrobes and cupboards.

**ENSUITE SHOWER ROOM**

5' 3" x 5' 0" (1.6m x 1.52m)  
Low flush wc, corner vanity unit with wash hand basin, fully tiled shower cubicle with Mira 723 thermostatic shower, most of walls partly tiled.

**BEDROOM (2)**

14' 9" x 9' 9" (4.5m x 2.97m)  
With built-in wardrobes and cupboards.

**BEDROOM (3)**

9' 9" x 9' 9" (2.97m x 2.97m)  
Built-in wardrobes and cupboards.

**BATHROOM**

9' 9" x 7' 0" (2.97m x 2.13m)  
Enclosed bath with mixer tap, telephone hand shower, vanity unit wash hand basin with cupboards below, low flush wc, fully tiled, electric heater towel radiator.

Shelved hotpress lagged with copper cylinder Willis Water Heater.

**OUTSIDE**

**INTEGRAL DOUBLE GARAGE**

17' 3" x 15' 7" (5.26m x 4.75m)  
Electric up and over door, light and power. Access to utility room and house

Tarmac driveway, space for four cars.

Mature gardens to front, side and rear in lawns, flowerbeds, shrubs, borders and fencing. Large, flagged patio and barbecue area to the rear.



Bedroom two



Bathroom



Bedroom three



Rear garden

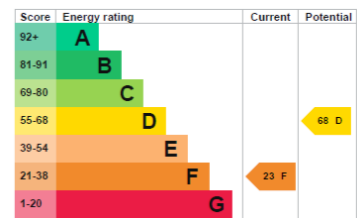
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	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	✓		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?		X	
Is the property timber framed?	✓		
Is the property connected to mains drains?	✓		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	Choice of several suppliers
Mains gas	Choice of several suppliers
LPG	Choice of several suppliers
Mains water	Yes
Cable TV or satellite	Choice of several suppliers
Telephone	Choice of several suppliers
Broadband and speed	c.144mps with several providers

**ENERGY EFFICIENCY RATING (EPC)**



From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 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 10,000 years from 1st May 1980, annual ground rent £0.01

**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. £3,136.32

## Location

Off main Belfast to Bangor A2, turn left into Old Quay Road and Old Quay Court is second on left hand side.



## Floor plan



Total Area: 201.2 m<sup>2</sup> ... 2165 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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