

RODGERS & BROWNE



1 Ballygrainey Road, Craigavad,
Holywood, BT18 0HE

offers over £350,000



The Owner's Perspective...

"I have loved living in this peaceful yet convenient location with views of Belfast Lough and the County Antrim hills. It's close to Seahill train station and on a bus route, and just a short walk to Belfast Lough and the beautiful coastal walks. It is within the catchment area of leading primary and grammar schools, and Holywood is just five minutes away where there are good local shops.

I've enjoyed the good-sized garden and especially the privacy at the rear where there is parking for quite a few cars behind gates which can be locked. I have felt really secure and safe living here."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Drawing room



Drawing room

The facts you need to know...

Well appointed detached property set on an elevated site with glimpses of Belfast Lough

Bright and spacious accommodation with flexibility depending on individual needs

Drawing room with feature corner windows and gas fire

Dining room opening to sunroom with views towards Belfast Lough

Solid wood kitchen including dining area

Three bedrooms, main on the ground floor which includes built in robes

Main bathroom and separate shower room

Attached garage with large workshop area

Pvc fascia and soffits, Pvc double glazing

Oil fired central heating

Extensive gardens laid in lawns mature borders and incorporating gravel and paved patio areas

Tarmac driveway leading through timber gates to a concrete parking and wash area

Belfast City Centre and The George Best City Airport are only 10 minutes and can be accessed via road or rail

A fantastic property which benefits from space both inside and outside and is priced to allow for modernization.

Ideally located to Hollywood town which offers a wealth of amenities including many renowned schools, churches and sports facilities



Sunroom



Dining room



Kitchen

The property comprises...

Ground Floor

PVC double glazed door to:

ENTRANCE HALL

Sea glimpses, cloaks cupboard, hot press with Willis type immersion and copper cylinder.

DRAWING ROOM

19' 11" x 12' 0" (6.07m x 3.66m)

Two feature corner windows with glimpses views of Belfast Lough, gas fireplace with wooden surround and tiled insert and hearth, wall lights, cornice ceiling.

DINING ROOM

13' 2" x 9' 11" (4.01m x 3.02m)

Picture rail, glazed door to entrance hall, archway leading to:

SUNROOM

12' 5" x 11' 6" (3.78m x 3.51m)

Ceramic tiled floor, feature multifuel burning stove, valuated ceiling finished with tongue and groove boarding, sea glimpses.

UTILITY ROOM / SHOWER ROOM

9' 4" x 9' 3" (2.84m x 2.82m)

Fully tiled shower room with Mira electric shower, low flush wc, pedestal wash hand basin, tongue and groove ceiling, ceramic tiled floor, fully tiled walls, space for washing machine and tumble dryer, double glazed door to rear.

BEDROOM (1)

13' 6" x 7' 10" (4.11m x 2.39m)

Plus extensive range of built-in wardrobes with sliding mirrored doors.

BATHROOM

8' 4" x 5' 10" (2.54m x 1.78m)

Coloured suite comprising panelled bath with mixer tap and telephone shower, low flush wc, pedestal wash hand basin with mixer tap, fully tiled walls, ceramic tiled floor.

KITCHEN WITH DINING AREA

16' 9" x 9' 10" (5.11m x 3m)

Extensive range of high and low level solid pine units and display cabinets, laminate and granite worktops, De Dietrich four ring ceramic hob with double oven below, stainless steel extractor above, one and a half stainless steel sink unit with mixer tap, plumbed for dishwasher, space for fridge and freezer, ceramic tiled floor, part tiled walls, double glazed door to rear. Open tread staircase to:



Main bedroom

First Floor

LANDING

Double glazed Velux window. Storage in the eaves.

BEDROOM (2)

23' 8" x 8' 0" (at widest points) (7.21m x 2.44m)

Including dressing area. Double glazed Velux window. Storage into the eaves.

BEDROOM (3)

9' 11" x 8' 6" (3.02m x 2.59m)

Storage into the eaves.

Outside

ATTACHED SINGLE GARAGE AND LARGE WORKSHOP

16' 3" x 13' 8" (4.95m x 4.17m)

Light and power.

LARGE WORKSHOP

17' 0" x 9' 11" (5.18m x 3.02m)

Light and power. Oil fired central heating boiler.

PVC oil tank.

Tarmac driveway leading to double wooden gates leading to a concrete parking and wash area plus additional gravelled parking area ample for up to three cars.

Extensive gardens laid in lawns incorporating flower beds, paved and gravelled patio areas.

Glazed green house, water feature and rockery to the rear



Bathroom



Bedroom two



Bedroom 3



Side view

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		
69-80	C		
55-68	D		67 D
39-54	E	40 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

FREEHOLD

RATES

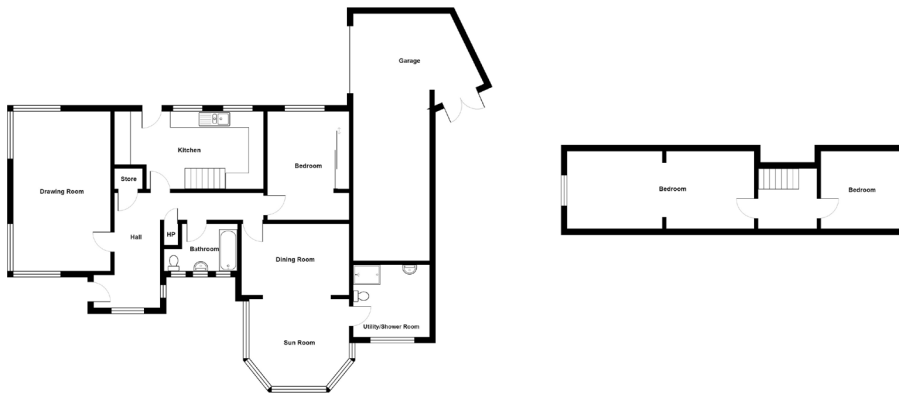
The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is £

VIEWING

By appointment with **RODGERS & BROWNE**.

Location: Travelling from Holywood along the Belfast to Bangor carriageway (Bangor Road) continue past the Culloden Estate and Spa once past the next set of traffic lights (Station Road) take your next right into Ballygrainey Road No1 is located on your right



Total Area: 1903 sq ft
All measurements are approximate and for display purposes only



**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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