

**RODGERS
&
BROWNE**

SALE AGREED

7a Coolsara Park, Magheralave Road
Lisburn City Centre, BT28 3BG



offers over £450,000



The Owner's Perspective...

"Everything we need is on our doorstep, Wallace Park, two great schools, the train station and town centre are all no more than a few minutes walk away yet sitting in the garden you would think you were in the countryside.

The garden room is a great escape too for the younger ones in the family and their friends and a lovely, peaceful place to spend the evening with the sun out."



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Dining area



Entrance hall

The facts you need to know...

Deceptively spacious detached bungalow in the heart of the city

Positioned in a private site set well back from the road and down its own private driveway

Extensively renovated over the recent years offering modern, bright and flexible accommodation

Drawing room with picture window overlooking the secluded garden

Contemporary kitchen by the renowned Richard Cardy Kitchens incorporating, Bosch double ovens, induction hob, dishwasher, tall fridge and freezer, two tone units and marble worktops and breakfast bar

Utility room designed and fitted by Richard Cardy Kitchens including boot room and cloakroom

Four bedrooms, main with ensuite shower room, built-in wardrobes and French doors to a raised patio

Modern bathroom including deep fill bath and large shower cubicle

Secluded gardens to the rear incorporating lawns, mature beds, raised vegetable boxes

South facing garden room with vaulted ceilings, cloakroom and bar plus bifold doors to patio area

Attached single garage with electric roller door

PVC double glazing and gas fired central heating

Solar panels with battery storage reducing electric bills to a minimum

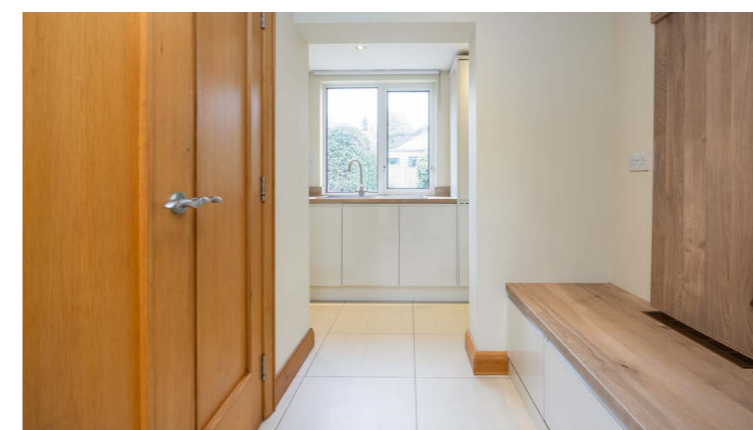
Tarmac driveway leading to the house with parking for up to three cars

The property is perfectly positioned to be able to walk into the centre of the city which boasts an array of amenities including many renowned schools such as Wallace High School and Friends School

Access to both the motorway leading to Belfast City Centre and rail network are minutes away



Luxury kitchen opening to dining



Boot room

The property comprises...

GROUND FLOOR

Double glazed French door with glass side light.

ENTRANCE HALL

Low voltage lighting. Access to roofspace.

DRAWING ROOM

19' 9" x 12' 0" (6.02m x 3.66m)

Large picture windows overlooking the garden.

LUXURY KITCHEN OPENING TO DINING

29' 11" x 10' 10" (9.12m x 3.3m)

Richard Cardy Kitchens comprising extensive range of contemporary high and low level two tone units, handleless doors, Bosch induction hob, worktop with waterfall sides, Bosch built-in double oven, integrated Bosch fridge and freezer, Quooker hot water tap, inset sink, dishwasher, ceramic tiled floor, low voltage lighting, breakfast bar area, glazed door to:

INNER HALLWAY

Ceramic tiled floor. Composite door to parking. Access to:

UTILITY ROOM

12' 4" x 9' 4" (3.76m x 2.84m)

Richard Cardy utility room matching the kitchen with a range of contemporary handleless cupboards, wood effect worktop, stainless steel inset sink unit and mixer tap, plumbed for washing machine, space for tumble dryer, ceramic tiled floor, low voltage lighting.

BOOT ROOM

Designed boot room with open hanging space, seated area, storage below including concealed heating, ceramic tiled floor.

CLOAKROOM

Half pedestal wash hand basin and mixer tap, ceramic tiled floor, low voltage lighting.



Bedroom one

MAIN BEDROOM

15' 1" x 9' 5" (4.6m x 2.87m)

Including extensive range of built-in oak and mirror with sliding doors, French doors to patio area.

ENSUITE SHOWER ROOM

9' 4" x 4' 8" (2.84m x 1.42m)

Fully tiled shower cubicle with thermostatically controlled shower including telephone shower and over drencher, wall mounted sink unit and cupboard below, mixer tap and tiled splashback, low flush wc, ceramic tiled floor, low voltage lighting.

BEDROOM (2)

13' 8" x 8' 6" (4.17m x 2.59m)

Including built-in wardrobes.

BEDROOM (3) 10' 3" x 8' 11" (3.12m x 2.72m)

BEDROOM (4)

9' 4" x 8' 9" (2.84m x 2.67m)

BATHROOM

10' 2" x 9' 6" (3.1m x 2.9m)

Deep fill bath and mixer tap, large walk-in shower cubicle with thermostatically controlled shower unit, telephone shower and over drencher, low flush wc, wall mounted wash hand basin with cabinet below, mixer tap, ceramic tiled floor, part tiled walls, low voltage lighting, extractor fan.

Outside

ATTACHED SINGLE GARAGE

18' 6" x 9' 8" (5.64m x 2.95m)

Electric roller door, light and power. Solar system with Dyness Battery pack.

Spacious, private garden laid in lawns, hedging, raised Tegular patio, raised vegetable garden.

GARDEN ROOM

18' 11" x 13' 5" (5.77m x 4.09m)

Vaulted ceiling, bifold doors, ceramic tiled floor, bar area with breakfast bar made of reclaimed wood, space for a wine fridge, low voltage lighting, electric heat, separate wash hand basin, cabinet below, mixer tap, tiled splashback, low flush wc, ceramic tiled floor. South facing patio area.



Ensuite shower room



Bedroom two



Bathroom

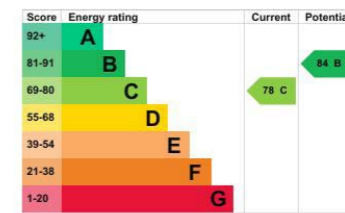


Garden room

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

| | 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? | X | | |
| 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? | X | | |
| Is the property connected to mains drains? | X | | |
| Are contributions required towards maintenance? | | X | |
| Any flooding issues? | | X | |
| Any mining or quarrying nearby? | | X | |
| Any restrictive covenants in Title? | | | X |

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 31st October 2024 to 31st March 2025, 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 a 5% override 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 £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

TENURE: Freehold

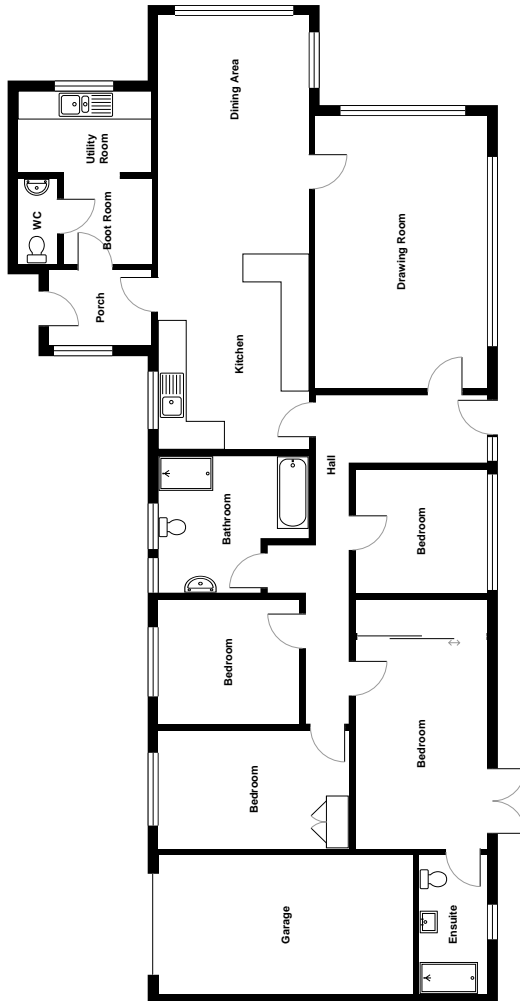
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information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

The assessment for the year 2025/2026 £1,650.00

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling along Bachelors Walk turn left just after the train station onto Magheralave Road, pass Wallace Park on your right and Coolsara Park is on your left, No 7A is then 100 yards on your left.



Total Area: 162.6 m² ... 1750 ft²
All measurements are approximate and for display purposes only



**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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