

SOLD



**46 Bangor Road
Holywood
BT18 0LQ**

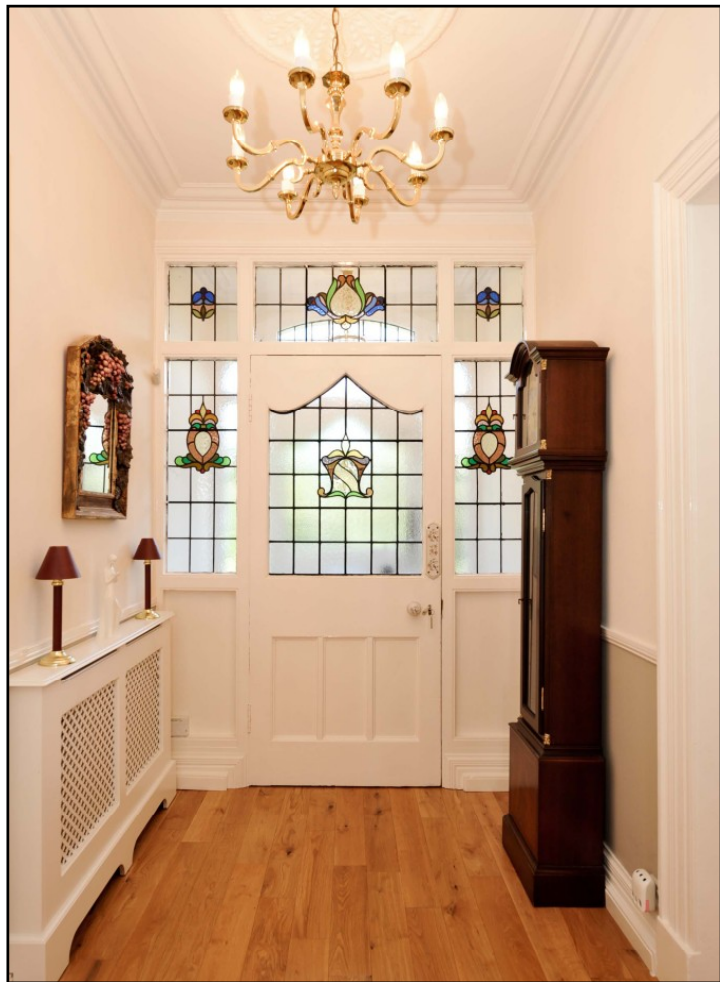


The Owners Perspective:

"We have really enjoyed our stay here and have transformed the house during our ownership - hopefully without spoiling its traditional 'feel'.

*Offers around
£450,000*

The kitchen has been a very successful alteration as have the Bathroom, En Suite and converted second floor which one of the children used exclusively."



THE FACTS YOU NEED TO KNOW:

Five Bedrooms.

Three Plus Reception Rooms.

Stunning Contemporary Kitchen With Cherrywood Units And Stainless Steel Appliances.

Cloakroom, Bathroom, En Suite And Shower Room.

Separate Utility Room.

Detached Garage And Paved Parking Space Via Electric Gates.

Double Glazing With Special Noise Reduction Glass To Front.

Gas Fired Central Heating With Pressurised Hotwater System.



ALSO OF INTEREST:

Beautifully Decorated And Presented.

Lovely Blend Of Traditional Style With Modern Fittings.

Walking Distance Of Hollywood Centre.

Short Walk To Seapark Playing Fields And Seashore.

Lough Views From Top Floor - Ideal Teenagers Suite.

Extensive Renovations Under Taken In Recent Years.





THE PROPERTY COMPRISES:

Ground Floor

Leaded glass painted front door.

ENTRANCE PORCH: Mosaic tiled floor, cornice ceiling, centre rose, leaded glass inner door and side panels.

ENTRANCE HALL: Oak flooring, storage access to under floor void insulated under stairs. Cornice ceiling, centre rose.

DRAWING ROOM:

17' 0" x 13' 3" (5.18m x 4.04m)

Into Bay. Feature period style fireplace, cast iron and tiled inset, tiled hearth, gas fire, carved hardwood surround. Oak flooring, cornice ceiling, picture rail, centre rose.

DINING ROOM: 19' 3" x 13' 3" (5.87m x 4.04m) Into bay.

Feature period style fireplace, cast iron and tiled inset, tiled hearth, gas fire, carved hardwood surround, picture rail, cornice ceiling, centre rose, Oak flooring.

STUDY/OFFICE: 13' 3" x 8' 9" (4.04m x 2.67m)

Oak flooring, 1/2 timber panelled walls to dado rail, bookcase shelving.

CONTEMPORARY DINING KITCHEN: 20' 6" x 13' 6" (6.25m x 4.11m)

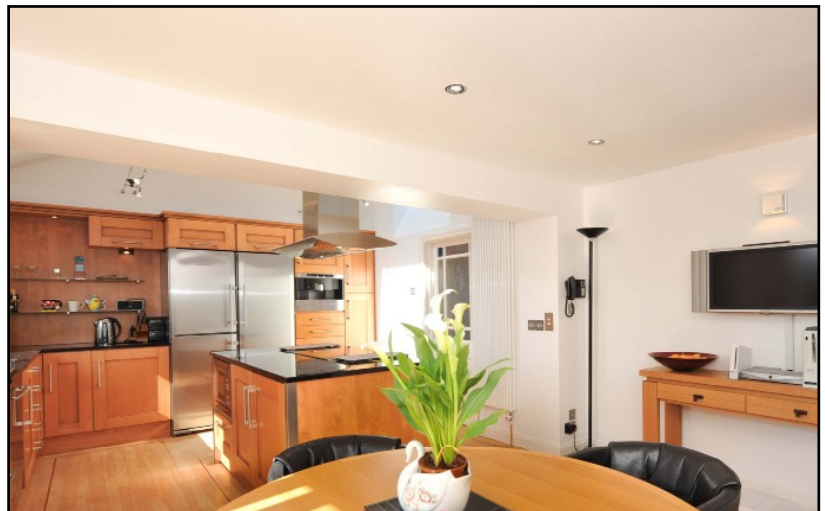
1 1/2 tub inset stainless steel Franke sink unit with mixer tap, extensive range of Cherrywood high and low level cupboards, stainless steel handles, polished black granite worktops with gold fleck detail, NEFF double oven, NEFF dishwasher, Liebherr fridge, freezer and drinks cooler. Miele coffee maker, centre island with NEFF 5-ring hob, NEFF microwave, feature stainless steel NEFF cooker canopy and extractor, vaulted ceiling, double glazed velux windows, low voltage lighting, dining area with Upvc double glazed sliding door to patio and garden. Recessed lighting, vertical radiators. Amtico timber effect flooring.

REAR PORCH: Built-in cupboard with gas fired central heating boiler, recessed lighting, double glazed door to side.

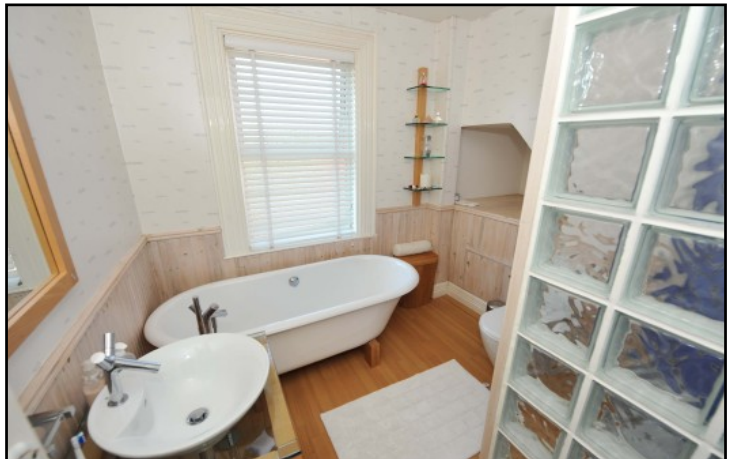
CLOAKROOM: Low flush wc, concealed cistern, rice bowl sink. Amtico timber effect flooring.

UTILITY ROOM: 11' 3" x 6' 9" (3.43m x 2.06m)

Single drainer stainless sink unit with mixer tap, extensive range of white high gloss built-in cupboards, recessed lighting, laminate worktops, plumbed for washing machine. Amtico timber effect flooring.







Staircase with feature contemporary Oak newell posts and painted spindles to first floor. Double glazed velux windows lighting hall, landing and stairs.

First Floor

BEDROOM (1): 17' 3" x 13' 6" (5.26m x 4.11m) Into bay. Cornice ceiling.

ENSUITE SHOWER ROOM: Feature shower cubicle with telephone hand shower and Drench shower, glass block detail, low flush wc, contemporary roll top free standing bath, rice bowl sink on glass and Oak unit. Towel radiator, recessed lighting, extractor fan, chrome towel radiator.

BEDROOM (2): 17' 3" x 13' 6" (5.26m x 4.11m) Into bay.

BEDROOM (3): 13' 6" x 8' 9" (4.11m x 2.67m) Max.
Decorative cast iron fireplace.

FAMILY BATHROOM: White suite comprising panelled bath with mixer tap, rice bowl sink with timber and glass unit, low flush wc, shower cubicle, extractor fan, recessed lighting, timber effect flooring.

LANDING: Hot water cylinder.

Turned staircase to...

Second Floor

LANDING: Timber flooring, double inward open doors as Juliet balcony. Lough views, vertical radiator, recessed lighting.

BEDROOM (4): 13' 3" x 13' 0" (4.04m x 3.96m)

Timber flooring, twin double glazed velux windows, exposed brick detail, storage into eaves. Lough views, recessed lighting.

BEDROOM (5): 13' 3" x 13' 3" (4.04m x 4.04m)

Timber flooring, recessed viewing point, double glazed velux windows, recessed lighting, exposed brick detail.

SHOWER ROOM: Shower cubicle with telephone hand shower, shower panels, rice bowl sink in vanity unit, double glazed velux windows, low flush wc, timber effect flooring.

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.

Tenure:

Details of leasehold / freehold terms have been requested from the vendors solicitors and should be available shortly.

Rates:

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage (although these will not apply for 2012 /2013) 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 assesment for the year 2013/2014 is £2704.80

View all our properties online

All property available through **RODGERS & BROWNE** can be viewed via our website www.rodgersandbrowne.co.uk. Brochures, floor plans and Energy Performance Certificates (EPCs) can all be viewed, downloaded or printed. You can also contact us via the site by e-mail to info@rodgersandbrowne.co.uk. We recommend 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.

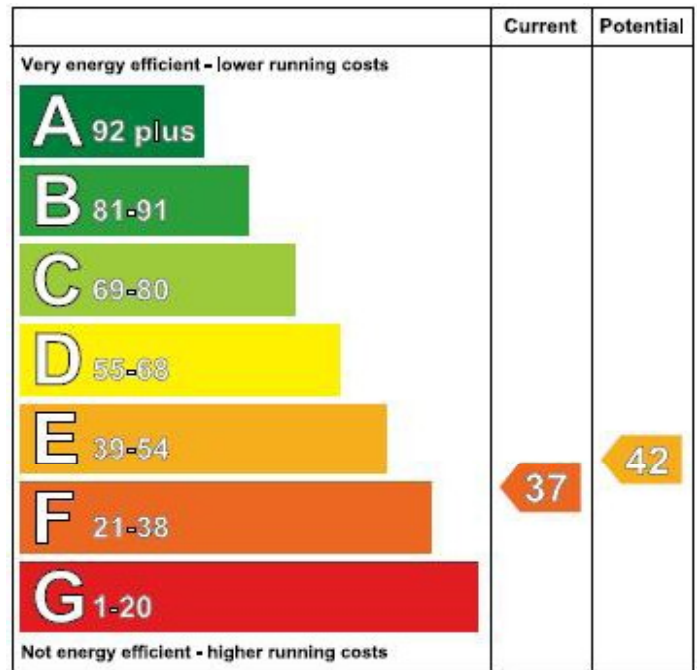
Viewing

By appointment with **RODGERS & BROWNE**.

Let us find you your ideal home

Let any of the **RODGERS & BROWNE** team know what you are looking for and we will do our best to find it for you. You can also join our active Mailing List on line via the web site

46 Bangor Road, Holywood BT18 0LQ



Utility Suppliers:

Electricity	Northern Ireland Electricity Tel: 08457 455 455
Water	Northern Ireland Water Tel: 08457 440 088
Telephone	British Telecom Tel: 0800 800 150

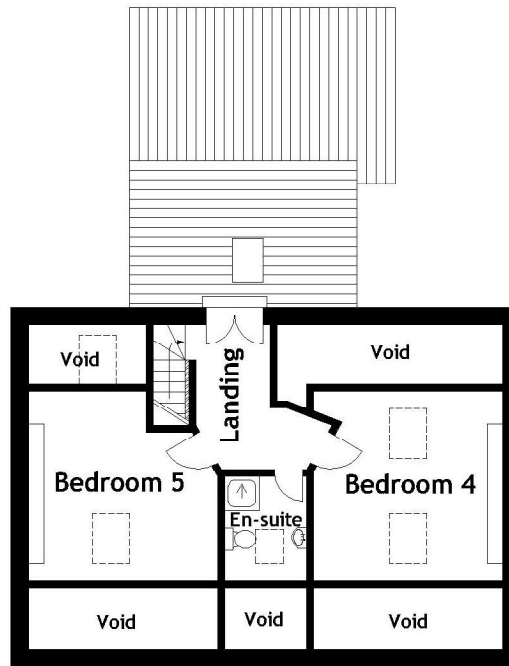
Property Valuation Service

If you are wanting to make a move - to something larger, in a different location, closer to schools, within easier commuting distance of your place of work, to something smaller or simply just for a change, then you need to get an accurate assessment of the value of your own home Ask any of the **RODGERS & BROWNE** team to arrange an appointment for a pre-sale valuation and marketing appraisal. You are no obligation to list the property For Sale. We are pleased to be of assistance.

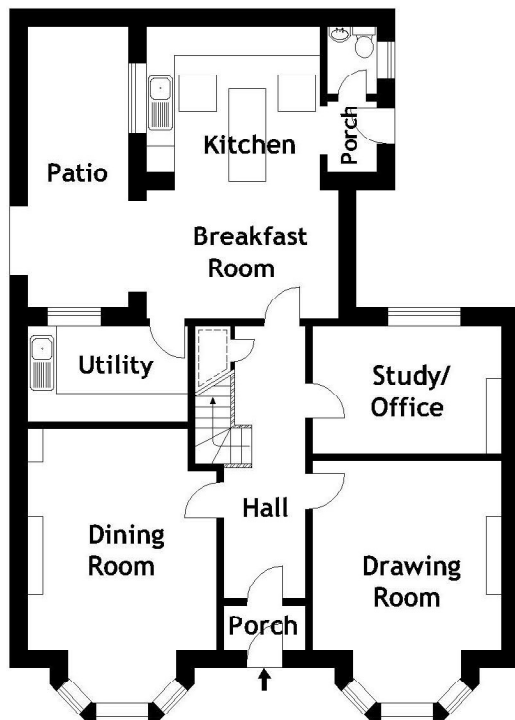
Financial Advice

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.

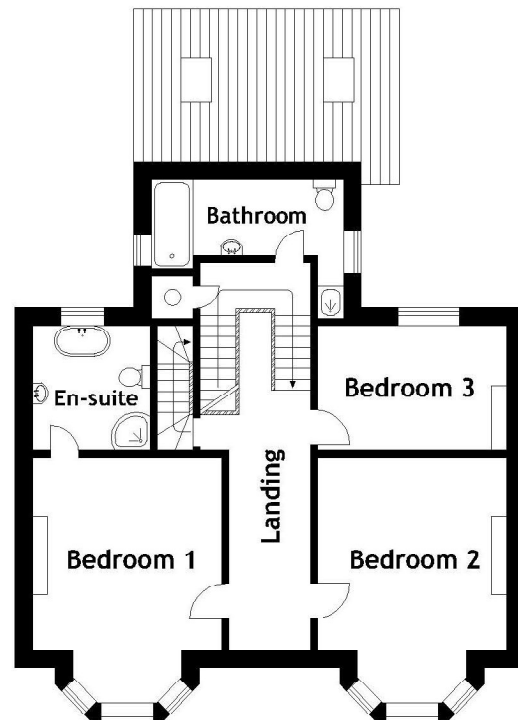
46 Bangor Road Hollywood BT18 0LQ
Approx. Gross Internal Area 2824 Sq.Ft



Roofspace



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Outside: Mature screened and enclosed gardens to front, side and rear in lawns, flowerbeds, shrubs, borders and trees. Brick pavior patio. Brick pavior driveway and parking space for additional cars.

DETACHED GARAGE: Up and over door, light and power, timber panelled electric remote control double gates, auto flood-lights and garden lighting. Tarmac pathways.

Location: 46 Bangor Road is on corner of Bangor Road and Seapark Road just 100 yards from Seapark play park and playing fields.



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.