

**RODGERS  
&  
BROWNE**

SALES  
LETTINGS  
PROPERTY MANAGEMENT

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**SOLD**



**2 Brown's Park  
Cultra  
Holywood  
BT18 0AB**

*Offers over £495,000*

*The Agent's Perspective:*

*"This is a simply stunning contemporary home - inside and out.*

*Designed and constructed with minimum maintenance and outgoings in mind, this striking home is beautifully finished and boasts the highest specification.*

*The exterior is sharp, dramatic and immensely practical with 'no paint' rendered exterior, stone detailing, powder coated aluminium windows, eaves and soffits. The garage is also constructed in the same way.*

*Inside, the interior is bright, comfortable, well insulated and carefully planned. As one would expect, the bathroom, ensuite fittings are of excellent quality as is the kitchen which features quartz worktops and Neff appliances.*

*Located on a quiet, private road with seashore, train station, dual carriageway and convenience store all within a short walk, this truly is a most appealing home."*

76 High Street, Holywood, BT18 9AE

Tel: 028 9042 1414



### **THE FACTS YOU NEED TO KNOW:**

Stunning contemporary home c. 1900 FT2

Three bedrooms, two plus reception rooms

Beautiful modern fitted and equipped kitchen with separate utility room

Smart bright interior living space

Highest specification and standard of insulation

Striking render and exposed stone facade with aluminium boarding effect panel

Grey powder coated aluminium double glazing

Gas fired central heating - under floor system downstairs, radiators to first floor

Heat recovery/air circulation system

### **ALSO OF INTEREST:**

Extremely efficient construction with exceptionally low running costs

No paint 'K-rend' exterior and self coloured windows

Ground floor has hard wearing Karndean Auckland oak flooring

Landscaped low maintenance gardens with sunny aspect to rear

Detached garage with tarmac driveway and parking for several cars

Constructed 2014 with benefit of Architect's Certificate

Very convenient location close to train station, convenience store and within walking distance of seashore to Hollywood Town

Quiet, private road







## THE PROPERTY COMPRISES:

### Ground Floor

Grey powder coated multi point locking double glazed front door.

**ENTRANCE PORCH:** Corner window. Painted inner door with opaque glass centre panel.

**ENTRANCE HALL:** 12' 9" x 10' 6" (approximately) (3.89m x 3.2m) Recessed lighting.

**CLOAKROOM:** 8' 9" x 4' 9" (2.67m x 1.45m) Low flush wc, vanity unit wash hand basin, grey marble effect tiled floor, plumbed for shower cubicle, recessed lighting. Separate storage under stairs.

**DINING ROOM/STUDY OR BEDROOM (4):** 9' 9" x 9' 9" (2.97m x 2.97m)

**LIVING ROOM:** 17' 0" x 15' 0" (5.18m x 4.57m) Feature contemporary gas log fire, tiled surround, double aluminium glazed doors to patio and landscaped garden.





**STUNNING KITCHEN & DINING/SITTING AREA: 21' 3" x 13' 6" (6.48m x 4.11m)** Excellent range of white high gloss high and low level cupboards, Neff 'slide and hide' oven, microwave/combi grill, plate warmer. Quartz worktops, inset one and a half tub stainless steel sink with mixer taps. 'Insinkerator' instant hot water tap. Centre island with four ring ceramic induction hob, high level stainless steel concealed extractor, recessed lighting. Integrated fridge freezer and dishwasher. Space for breakfast table and chairs, also sitting area. TV point. Aluminium double, double glazed doors to landscaped garden.



**UTILITY ROOM: 8' 9" x 7' 9" (2.67m x 2.36m)** Excellent range of matching high and low level cupboards, laminate worktops, circular stainless steel sink unit with mixer taps, plumbed for washing machine. Concealed Worcester gas fired central heating boiler. Aluminium double glazed door to side.

Feature staircase with oak treads to first floor. Large vertical window lighting hall stairs and landing.

**MASTER BEDROOM: 16' 3" x 15' 0" (4.95m x 4.57m)** Corner window. Pleasant wooded outlook.

**FITTED DRESSING ROOM: 10' 0" x 7' 6" (3.05m x 2.29m)** Hanging rails, built-in drawers and built-in shelving.

**ENSUITE SHOWER ROOM:** Low flush wc, vanity unit wash hand basin with mixer taps, chrome heated towel rail, corner shower cubicle with black marble effect shower panels, telephone hand shower and drench shower, grey marble effect tiled floor.





## 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](http://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. 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 2016/2017 is £2854.00

### View all our properties online

All property available through **RODGERS & BROWNE** can be viewed via our website [www.rodgersandbrowne.co.uk](http://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](mailto: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

2 Brown's Park, Cultra, Holywood, BT18 0AB

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91	85	85
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

### Utility Suppliers:

Electricity	Northern Ireland Electricity Tel: 08457 455 455
Gas	Phoenix Natural Gas Tel: 08454 555 555
Water	Northern Ireland Water Tel: 08457 440 088
Telephone	British Telecom Tel: 0800 800 150

### Property Valuation Service

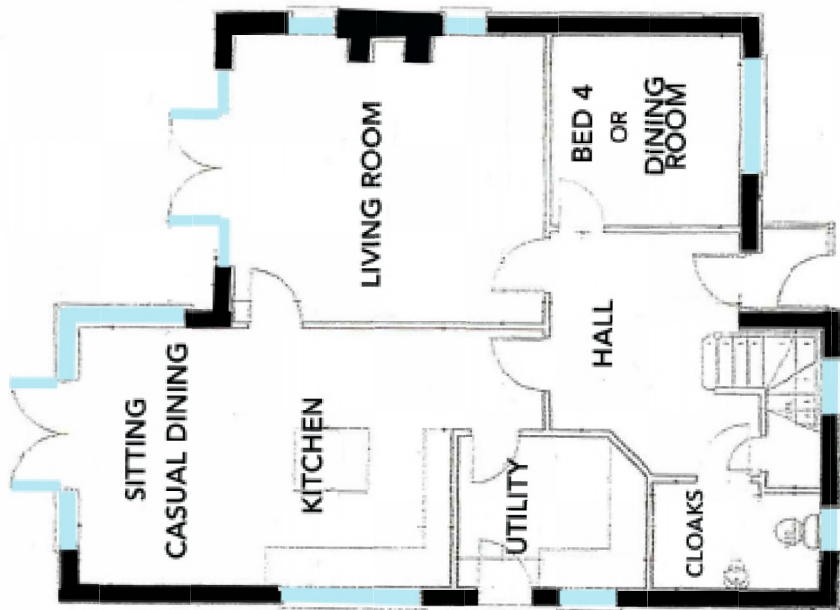
If you are wanting to make a move - to something larger, in a different location, closer to schools, within easier commuting distance of your place of work, to something smaller or simply just for a change, then you need to get an accurate assessment of the value of your own home. Ask any of the **RODGERS & 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

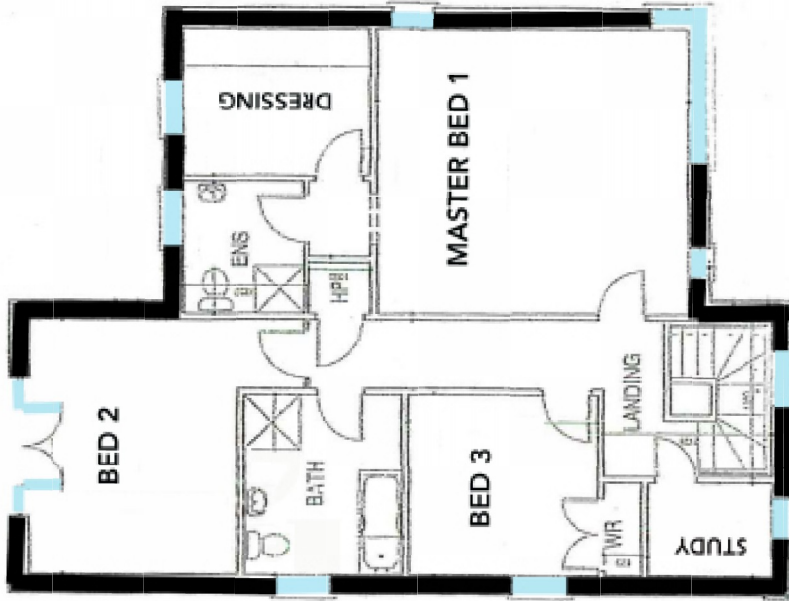
Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who 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.



*2 Brown's Park, Cultra, Holywood*



GROUND FLOOR PLAN



FIRST FLOOR PLAN

FOR IDENTIFICATION ONLY. NOT PART OF ANY SALE, LEASE OR CONTRACT. NOT TO SCALE.





**BEDROOM (2): 13' 6" x 10' 9" (4.11m x 3.28m)** Double built-in wardrobe. Sliding opaque glass doors, recessed lighting.

**BEDROOM (3): 9' 9" x 9' 6" (2.97m x 2.9m)** Double built-in wardrobe.

**STUDY: 6' 6" x 4' 10" (1.98m x 1.47m)** Heru heat recovery system.

**BATHROOM: 9' 3" x 8' 3" (2.82m x 2.51m)** White suite comprising panelled bath with mixer taps, vanity unit large wash hand basin with mixer taps, low flush wc, large shower cubicle with telephone hand shower and drench shower, black marble effect shower panels, recessed lighting, grey marble effect tiled floor. Chrome heated towel rail.

**LANDING:** Hotpress housing hot water cylinder.

### Outside

**GARAGE: 19' 0" x 16' 3" (5.79m x 4.95m)** Insulated electric up and over door. Light and power. Plumbed for wash hand basin and low flush wc.

Tarmac driveway with parking and turning space.

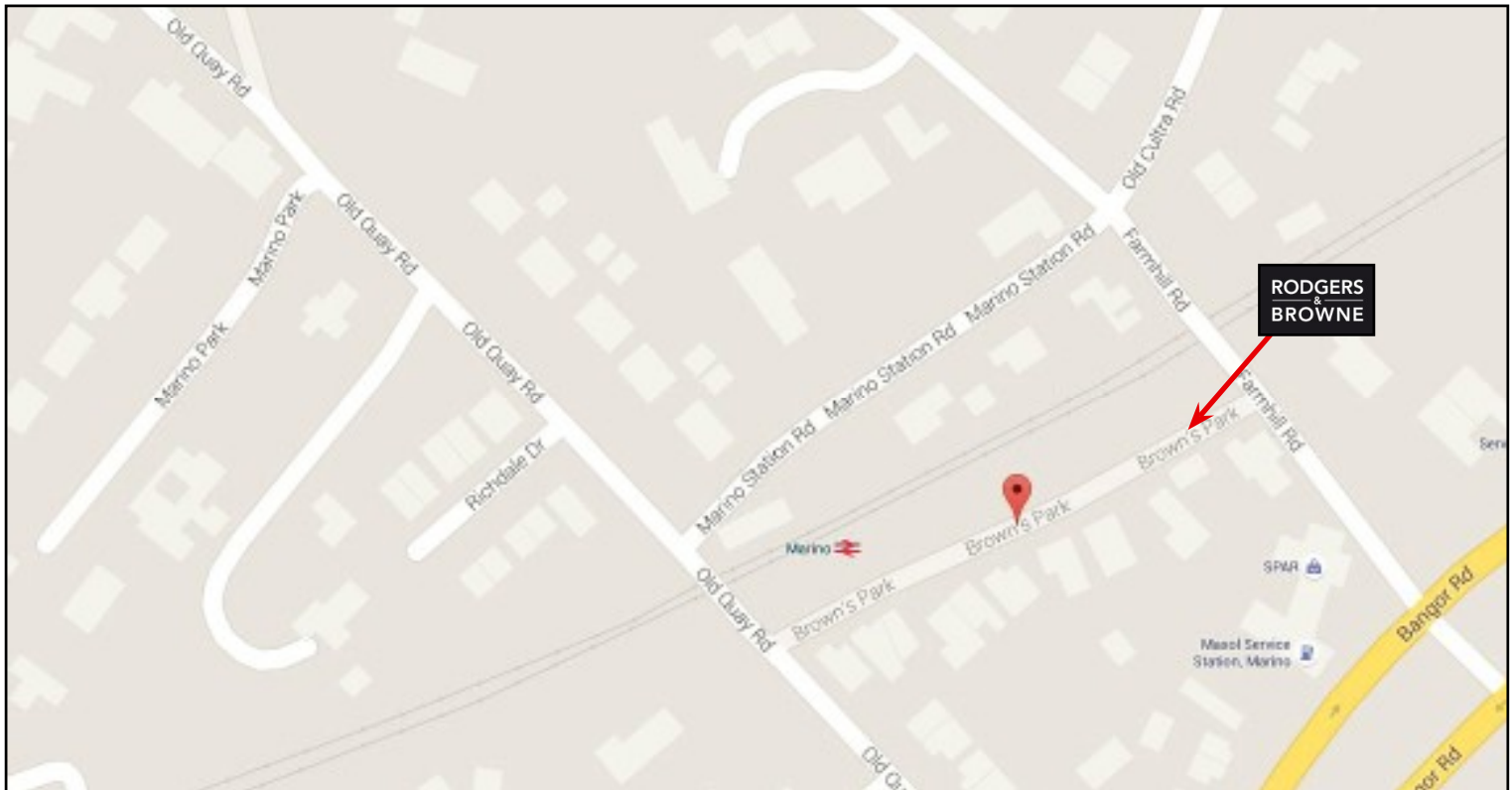
Landscaped gardens to front and rear in low maintenance flowerbeds, granite patios and feature stone wall to rear.

Outside lighting.





**LOCATION:** Browns Park is first left off Farmhill Road and runs through to Old Quay Road.



**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.