

**SOLD**



**"The Willows"  
62 Demesne Road  
Holywood  
BT18 9EX**

*Offers around  
£495,000*

*The Agent's perspective:*

*"Being within walking distance of an excellent range of schools and Holywood town centre, this excellent family home is perfectly placed and set off by a large front garden ideal for children to play. It is also just a short walk from Holywood Golf Club where there is a large junior following - and also a true test for more experienced golfers!"*

*The house offers plenty of space for most families with a degree of flexibility to suit most needs - perhaps even an extended family. There are up to six bedrooms, three reception rooms and a study.*

*For space, convenience and outdoor amenity this must be a great Holywood opportunity"*



### *The Facts You Need To Know:*

Six Bedrooms, Three Reception Rooms & Study

Large Mature Front Garden

Oil fired Central Heating

Large Kitchen & Casual Dining Area

Detached Double Garage

Mostly Double Glazed

Separate Utility Room

### *Also Of Interest:*

Suit Large Or Extended Family

Convenient To Excellent Schools

Close To Hollywood Golf Club

Some Views Of Belfast Lough Over Hollywood Town

Substantially Extended

Private, Walled Patio To Rear



## Ground Floor

Glazed front door and side panel

**ENTRANCE PORCH:** Quarry tiled floor. Double glass doors to...

**ENTRANCE HALL:** Maple floor. Timber panelled ceiling, timber open tread staircase to first floor. Cloaks cupboard.

### **DRAWING ROOM:**

**18' 9" x 14' 6" (5.72m x 4.42m)**

Fire place with raised hearth, tiled inset. Corniced ceiling, views over front garden to Belfast Lough. Maple floor, arched hardwood glazed door and side panel to kitchen & dining area.

### **DINING ROOM (OR BEDROOM):**

**12' 6" x 10' 0" (3.81m x 3.05m)**

Views over front garden to Belfast Lough. Glass door from hall.

### **LIVING ROOM:**

**14' 6" x 14' 3" (4.42m x 4.34m)**

Double hardwood double glazed doors to patio and front garden. Glazed door to hall.

### **OPEN KITCHEN/CASUAL DINING ROOM:**

**24' 3" x 11' 6" (7.39m x 3.51m)(Max)** White single drainer sink unit, mixer taps, extensive range of laminate high and low level units, laminate worktops, plumbed for dishwasher, stainless steel double oven, 4-ring electric hob, cooker canopy and extractor fan. PVC floor to kitchen, maple floor to dining area. French doors to rear patio (not double glazed).





**UTILITY ROOM:**

**8' 3" x 7' 3" (2.51m x 2.21m)**

Double drainer stainless steel sink unit with mixer taps, cupboards below, plumbed for washing machine, Worcester oil fired central heating boiler, tiled floor. UPVC double glazed door to rear.

**GUEST BEDROOM (4): 14' 6" x 14' 0" (4.42m x 4.27m)**

**BEDROOM (5): 10' 0" x 8' 6" (3.05m x 2.59m)**

**BEDROOM (6): 10' 0" x 9' 6" (3.05m x 2.9m)** Varnished exposed timber floor

**FAMILY BATHROOM:** White suite, panelled bath, low flush W.C., pedestal wash hand basin, half tiled walls, fully tiled shower cubicle, Redring shower fitting, cork tiled floor, extractor fan.

Open timber tread staircase to first floor. Double glazed velux window.

**MASTER BEDROOM (1): 15' 0" x 11' 9" (4.57m x 3.58m)**

plus double built-in robes and single built-in robe. Views of Belfast Lough to Co. Antrim over front garden. Access to possible...

**DRESSING ROOM OR WALK IN WARDROBE: 14' 3" x 8' 6" (4.34m x 2.59m)(Max)**

Double glazed velux window, lough views over front garden. Pine tongue and groove panelled walls and ceiling.

**BEDROOM (2): 14' 6" x 12' 0" (4.42m x 3.66m)**

plus storage into eaves. Vanitory unit, oval wash hand basin, double built-in wardrobe. Two large double glazed velux windows with Lough views over front garden. Also ideal T.V/games/playroom.

**BEDROOM (3): 14' 6" x 12' 3" (4.42m x 3.73m)** plus storage into eaves, vanitory unit, oval wash hand basin, double built-in robes. Double glazed velux window and two double glazed velux windows to rear.

**STUDY: 11' 0" x 10' 0" (3.35m x 3.05m)(Min)** Access to built-in wardrobes leading to additional eaves storage.

**BATHROOM:** Panelled bath, low flush W.C., vanitory unit, oval wash hand basin, pine tongue and groove panelled ceiling, cork tiled floor, fully tiled shower cubicle, Redring shower, louvre door to double sided hotpress with lagged copper cylinder.

## 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:

To be assessed

### 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 c.£2855.00

### 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).

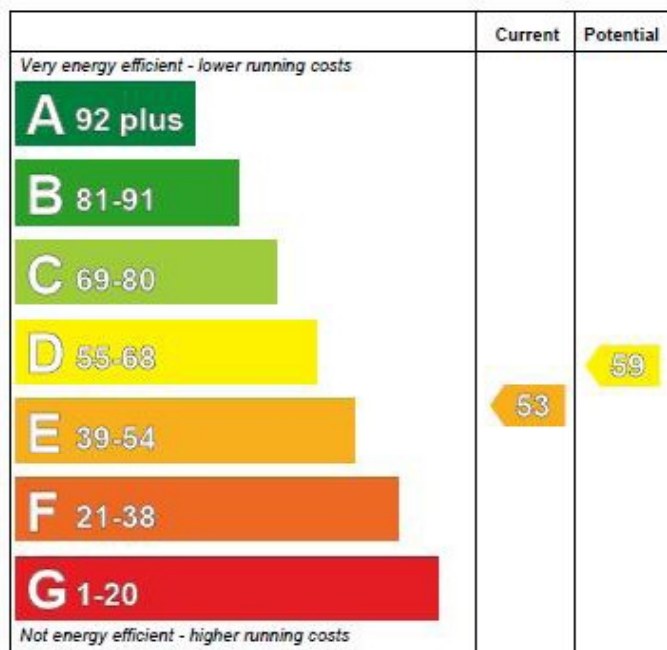
### Viewing

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 online via the web site

"TheWillows" 62DemesneRoad,Hollywood



### 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 under 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.

# 62 Demesne Road, Hollywood

Approx. Gross Internal Area 3650.Sq.Ft



First Floor



Ground 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:

**DETACHED DOUBLE GARAGE: 17' 0" x 14' 9" (5.18m x 4.5m)** Up and over door, light, power.

PVC oil tank. Long granite chip edged driveway, parking and turning space. Double entrance gates.

Extensive garden to front in lawns, shrubs, mature borders and trees. Flagged patio and borders to rear. Flagged paths and front patio.

**Location:** Travelling along Demesne Road from Hollywood towards Hollywood Golf Club 62 Demesne Road is on the left hand side after Inver Park



### 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.