

RODGERS & BROWNE



19 Lower Courtyard,
Annadale Embankment, Belfast BT7 3LH

offers over £249,950



The Agent's Perspective...

"This property offers convenience, perfectly positioned near the tranquil and scenic Annadale Embankment. With versatile accommodation it offers the ideal blend of flexible living spaces and bedrooms in a contemporary home. The south facing back garden offers plenty of natural light and an outdoor space to unwind or entertain.

With no chain and vacant possession, this home provides an excellent opportunity for a quick and smooth move in.

Enjoy easy access to all the local amenities making this the perfect choice for those seeking a peaceful yet connected lifestyle".



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Attractive, modern townhouse

Flexible layout as three bedrooms or two plus study

Sunny, enclosed rear garden

Convenient location off Annadale Embankment

Close to City Centre, Ulster Independent Clinic and Stranmillis Training College

Integral garage and driveway parking

uPVC double glazing, eaves and soffits for low maintenance

Open outlook onto planted 'square'

First floor living/dining room with balcony

Gas fired central heating

Ideal first purchase for professional person or couple

Also suit those downsizing or starting again!



Kitchen and dining leading to garden via double French doors



Bathroom with bath and shower cubicle



Enclosed sunny rear garden

The property comprises...

GROUND FLOOR

Multi point locking hardwood front door.

ENTRANCE HALL: Oak laminate flooring.

CLOAKROOM: Low flush wc, pedestal wash hand basin, half tiled walls, extractor fan. Separate hanging space, understairs.

KITCHEN/DINING/LIVING SPACE 18' 6" x 10' 6" (5.64m x 3.2m) Polished granite worktops, inset one and a half tub stainless steel sink unit with mixer tap, cherry finish high and low level cupboards, Neff stainless steel under oven, four ring stainless steel gas hob, stainless steel cooker canopy, dishwasher, plumbed for washing machine, fridge, freezer, tiled floor, recessed lighting, space for dining table and chairs, sitting area. Double uPVC double glazed French doors to enclosed rear garden.

STUDY OR BEDROOM (3) 8' 9" x 8' 6" (2.67m x 2.59m) Oak laminate flooring. Storage understairs. View into garden.

Staircase with painted spindles and handrails to:

FIRST FLOOR

LANDING: Oak laminate flooring. Double glass doors to:

LIVING ROOM: 19' 6" x 13' 9" (5.94m x 4.19m) Feature fireplace, gas fire inset, oak laminate flooring. Sliding uPVC double glazed doors to balcony, outlook over green space.

BEDROOM (1): 10' 3" x 10' 3" (3.12m x 3.12m) Oak laminate flooring.

BEDROOM (2): 8' 9" x 8' 9" (2.67m x 2.67m) Oak laminate flooring.

BATHROOM: 9' 0" x 7' 3" (2.74m x 2.21m) White suite comprising panelled corner bath, mixer taps, telephone hand shower, pedestal wash hand basin, low flush wc, half tiled walls, fully tiled thermostatically controlled shower cubicle, extractor fan, recessed lighting, tiled floor.

ROOFSPACE: Storage.

OUTSIDE

INTEGRAL GARAGE: 20' 3" x 9' 9" (6.17m x 2.97m) Up and over door. Light and power. Laminate flooring. Vokera gas fired central heating boiler.

Enclosed rear garden in lawns, shrubs and fencing, flagged patio. Water tap.

LOCATION: Travelling along Annadale Embankment turn into Lagan Way. At the next 'T' junction turn left into Lower Courtyard and follow on.

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.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

TENURE

TBC

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 c.£1,728.62

VIEWING

By appointment with **RODGERS & BROWNE**.



Total Area: 116.5 m² ... 1254 ft² (excluding balcony)

All measurements are approximate and for display purposes only

EXPERIENCE | EXPERTISE | RESULTS



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rodgersandbrowne.co.uk

rodgersandbrowne.co.uk



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.