



The Agent's Perspective...

"Extended and beautifully presented, this attractive detached bungalow offers comfortable, easily managed space and will no doubt be of interest to those not wishing to purchase an apartment.

There are three bedrooms (or two and home office), lovely open, living / dining / kitchen space and two bathrooms.

The approach and the site are basically level and the bungalow is set off by landscaped gardens with circular, ornamental fish pond. A convenience store, bus stop and train station are all a short walk away.

Make an appointment to view today ".





Cosy living room



Open living dining area



Fireplace

The facts you need to know...

Beautifully presented extended detached bungalow

Three bedrooms, two bathrooms

Open plan living to dining kitchen

Shaker style kitchen with Quartz worktops and appliances

Mature landscaped gardens featuring ornamental fishpond

Level site

Garage and parking for three cars

Private laneway also cul de sac

Walking distance from train station, bus stop and local convenience store

Exclusive Cultra address

Gas fired central heating

Suit professional couple or those downsizing who don't want an apartment

Very convenient to Belfast, City Airport, Bangor, Holywood and Newtownards



Open dining to shaker style kitchen



Kitchen open to patio and garden



And relax....

The property comprises...

GROUND FLOOR

COVERED OPEN PORCH Quarry tiled floor

uPVC double glazed front door and side panels.

ENTRANCE HALL: Rustic oak effect flooring.

LIVING ROOM: 17' 9" x 13' 9" (5.41m x 4.19m) Feature fireplace, slate inset and hearth, contemporary painted surround, vertical radiator, cornice ceiling, rustic oak effect flooring, open and two steps down to:

DINING KITCHEN 19' 6" x 14' 6" (5.94m x 4.42m) Rustic oak effect flooring, cornice ceiling, recessed lighting.

Extensive range of shaker style high and low level cupboards, Quartz worktops and centre island as breakfast point, double AEG ovens, Neff ceramic hob, Neff cooker hood/extractor, Belfast sink, boiling water feature tap, herringbone pattern tiled walls, dishwasher, coved ceiling, recessed lighting, large uPVC double glazed sliding doors and side panels to and overlooking landscaped, sunny garden.

UTILITY SPACE 8' 0" x 3' 3" (2.44m x 0.99m) Plus extensive range of pale green shelved built-in cupboards, recessed lighting, plumbed for washing machine.



Bedroom 1

BATHROOM (1) : 7' 9" x 5' 3" (2.36m x 1.6m) Contemporary bath, black mixer tap, floating wc, inset circular wash hand basin also black mixer tap, pale green fully tiled walls, black tiled floor, recessed lighting, extractor fan, bathroom mirror with concealed lighting and Bluetooth communication.

BEDROOM (1): 11' 3" x 9' 9" (3.43m x 2.97m) Double built-in full length sliding mirror doors.

BEDROOM (2): 11' 3" x 9' 9" (3.43m x 2.97m) Recessed lighting.

BEDROOM (3) /OR STUDY 11' 6" x 9' 0" (maximum) (3.51m x 2.74m)

BATHROOM (2): 8' 9" x 7' 9" (2.67m x 2.36m) White suite comprising panelled corner bath with mixer tap, drencher and telephone shower over, tiled bath/shower areas, chrome heated towel radiator, low flush wc, vanity wash hand basin, dressing mirror, recessed lighting, tiled floor.

OUTSIDE

GARAGE: 16' 3" x 8' 6" (4.95m x 2.59m) Up and over door. Light and power.

Tarmac driveway with parking for three cars. Also flood lighting.

TOOL STORE

Beautifully landscaped, mature garden in lawns, flowerbeds, hedges and borders. Sunny aspect, flagged sun terrace/slate chip paths and paths. Circular ornamental fishpond.



Bedroom 2



Contemporary Bathroom



Circular sink with backlit mirror



Bathroom 2 with bath and shower

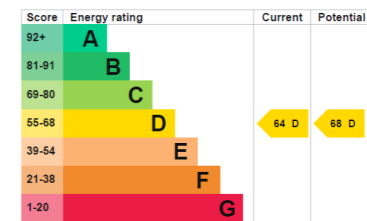
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			●
Is there an annual service charge?			●
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?	●		
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?			●
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?		●	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Mobile Telephone	LIMITED COVERAGE - USE WIFI
Broadband and speed	DOWNLOAD 1800 Mbps UPLOAD 220 Mbps

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold / freehold / term / ground rent £

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 is c. £2,649.73.

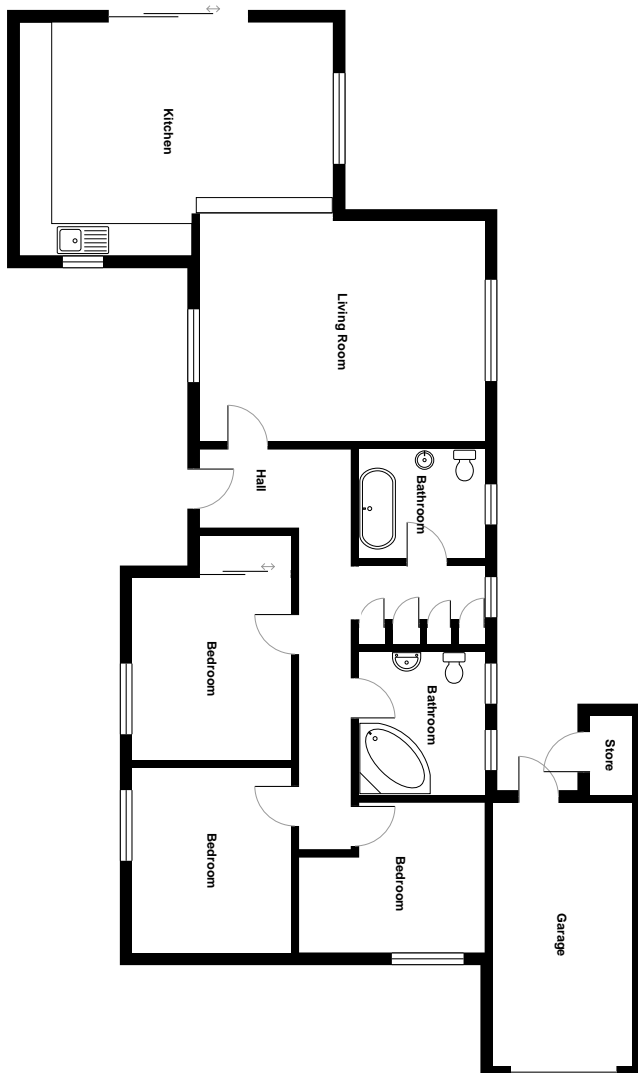
VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Ben Vista Park is a small cul de sac just past Farmhill Road opposite Whinney Hill



Floor plan



Total Area: 123.4 m² ... 1328 ft²
All measurements are approximate and for display purposes only

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Sold
028 9042 1414

Sales
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Property Management

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

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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