

**RODGERS  
&  
BROWNE**

10 Larch Hill Avenue, Craigavad  
Holywood, BT18 0JW

*offers around £575,000*



### *The Agent's Perspective...*

"This is a lovely, bright and well maintained detached home.

From its elevated site it enjoys superb views over Belfast Lough showing marine traffic and changing weather patterns during the day and glittering lights on the northern side at night.

The accommodation is generous and would suit a variety of purchasers who appreciate the convenience and popularity of the location with easy access to Belfast city centre by car, bus and train.

Well worth seeing"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room with vaulted ceiling



Living room with contemporary gas fire



Reception hall

### *The facts you need to know...*

---

Fast road and rail links for commuters making Belfast City Centre easily accessible

---

Large kitchen with space to dine and separate utility room

---

Elevated site with lovely Lough views

---

Double integral garage and extensive underfloor storage

---

Extensive, flagged parking space for several cars, boat, caravan etc

---

Bright and well presented interior

---



---

Oil fired central heating

---

uPVC double glazing

---

Popular and convenient location

---

Spacious drawing room with vaulted ceiling, recessed lighting and contemporary raised hole in wall fireplace

---

Recently repainted externally

---



Lovely Lough views



Snug



Kitchen with casual dining space

*The property comprises...*

**GROUND FLOOR**

Rear glazed door to entrance hall opening to:

**RECEPTION HALL**

Glazed door and side panels to front porch and front door (seldom used).

Double glass doors to:

**SPACIOUS LIVING ROOM**

27' 3" x 19' 6" (8.31m x 5.94m)

Vaulted ceiling, contemporary 'hole in wall' gas fire, superb sea views, recessed lighting. uPVC double glazed door to glazed balcony, superb sea views.

**SNUG**

10' 1" x 9' 11" (3.07m x 3.02m)

Recessed lighting. Sea views.

**KITCHEN**

16' 7" x 5' 9" (5.05m x 1.75m)

Extensive range of maple timber high and low level cupboards, laminate worktops, tiled walls, Amtico tiled flooring, concealed lighting, timber ceiling, recessed lighting, large picture window overlooking rear garden. Space for breakfast table and chairs.

Internal staircase down to double garage.



Bedroom one

#### BEDROOM (1)

16' 1" x 10' 1" (4.9m x 3.07m)

Extensive range of built-in wardrobes with oak doors. Superb views.

#### ENSUITE SHOWER ROOM

White suite comprising low flush wc, floating wash hand basin, part tiled corner shower cubicle with Mira Sport shower, tiled floor, towel radiator.

#### BEDROOM (2)

10' 10" x 10' 1" (3.3m x 3.07m)

Superb sea views.

#### BEDROOM (3)

12' 8" x 9' 1" (3.86m x 2.77m)

Pedestal wash hand basin, built-in wardrobes.

#### BEDROOM (4)

9' 1" x 8' 0" (2.77m x 2.44m)

Cloaks cupboard.

#### BATHROOM

White suite comprising panelled bath with mixer telephone hand shower, pedestal wash hand basin, low flush wc, tiled floor, chrome heated towel radiator. Hotpress with lagged copper cylinder Willis Water heater.

EXPERIENCE | EXPERTISE | RESULTS

#### Outside

Flagged parking space for several cars, boat, caravan etc.

Mature gardens to front and rear with lawns, flowerbeds and shrubs.

#### INTEGRAL DOUBLE GARAGE

20' 6" x 10' 6" (6.25m x 3.2m)

Twin roller doors. Light and power. Oil fired central heating boiler.

Access to:

#### UTILITY ROOM

Light and power. Extensive underfloor dry storage. Light.



Ensuite shower room



Bedroom two



Bathroom



Bedroom three

## 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 [rogersandbrowne.co.uk](http://rogersandbrowne.co.uk).

#### ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		43   E
21-38	F	25   F	
1-20	G		

#### STAMP DUTY



From 1st October 2021 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 3% override will still apply.

Homes sold in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers.

Please contact your own legal adviser with any queries.

#### 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 2022/2023 is c. £2,867.20

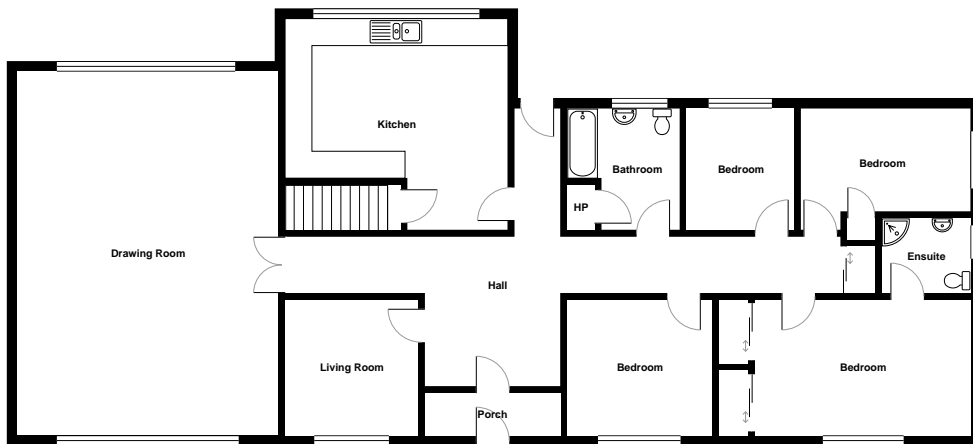
#### VIEWING

By appointment with **RODGERS & BROWNE**.

EXPERIENCE | EXPERTISE | RESULTS

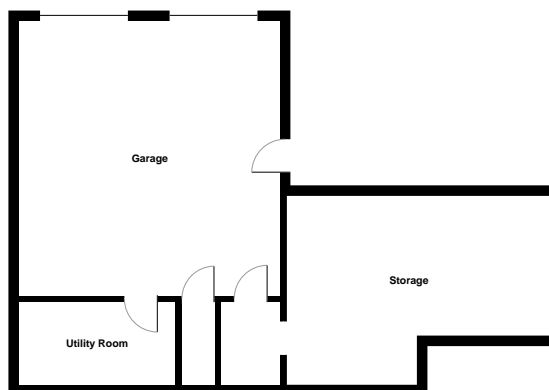
# Location

Turn off Bangor Road into Larch Hill and then first left into Larch Hill Avenue. House is approximately 165 yards on left hand side via private driveway.



Total Area: 249.2 m<sup>2</sup>

All measurements are approximate and for display purposes only



Sales  
Lettings  
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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

info@rogersandbrowne.co.uk

rogersandbrowne.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.