

RODGERS & BROWNE



22 Casaeldona Park
Belfast, BT6 9RB

offers around £235,000

LARGE GARDEN
DOUBLE DRIVEWAYS
BRIGHT MODERN KITCHEN
EXTENDED
CITY VIEWS



The Agent's Perspective...

Located at the end of a quiet, relatively traffic free cul de sac this extended detached villa is set off by a large, screened mature garden.

The interior is bright and enjoys a sunny aspect to the rear.

A contemporary kitchen is an attractive addition with space for breakfast table and chairs looking into the rear garden. There are two good reception rooms with three bedrooms and bathroom on the first floor.

uPVC double glazing and gas fired central heating have been installed.

There are two driveways which may be of interest to those with additional cars, boat or caravan.

An attractive prospect in an equally appealing location.



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Living room open to Sitting room



Sitting room



Entrance hall

The facts you need to know...

Three bedroom extended family home

Large, screened, mature garden with sunny aspect

Attached garage and separate driveway for additional parking

Modern, contemporary kitchen

Gas fired central heating

uPVC double glazing

End of cul de sac

Very popular and convenient location

Bright interior



Drawing room



Contemporary Kitchen with good range of cupboards



Contemporary Kitchen



Casual dining

The property comprises...

GROUND FLOOR

Opaque glass front door.

ENTRANCE PORCH

Tiled floor.

ENTRANCE HALL

Cloaks under stairs.

DRAWING ROOM

16' 3" x 12' 6" (4.95m x 3.81m)
Tiled fireplace.

LIVING ROOM

10' 6" x 9' 6" (3.2m x 2.9m) Open to:

SITTING ROOM

13' 9" x 7' 6" (4.19m x 2.29m)
Picture window overlooking rear garden. City views.

CONTEMPORARY KITCHEN

22' 3" x 11' 3" (maximum) (6.78m x 3.43m)
Extensive range of soft grey high and low level cupboards, stained wood grain effect laminate worktops, one and a half tub single drainer stainless steel sink unit with mixer taps, recessed lighting, plumbed for washing machine, oven and integrated microwave, ceramic hob, stainless steel cooker canopy, part tiled walls, space for breakfast table and chairs looking into rear garden. Concealed 'Ideal' gas fired central heating boiler, single glazed door to rear garden.

Storage under stairs.



Bedroom one

First Floor

BEDROOM (1)
10' 3" x 9' 6" (3.12m x 2.9m)
Built-in wardrobes. Wide views over Belfast Docklands.

BEDROOM (2)
12' 6" x 8' 9" (3.81m x 2.67m)

BEDROOM (3)
9' 6" x 7' 0" (2.9m x 2.13m)

BATHROOM
White suite comprising panelled bath with Mira Sport electric shower over, tiled shower area, wash hand basin, low flush wc, shelved linen cupboard, recessed lighting, extractor fan, tiled floor.

Outside

DETACHED GARAGE 26' 0" x 11' 6" (7.92m x 3.51m) Max Up and over door.

Concrete driveway. Additional parking to side of house.

Extensive mature gardens to rear in lawns, borders, shrubs and mature trees.



Landing



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.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

TENURE

Leasehold

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.£1505.00

VIEWING

By appointment with **RODGERS & BROWNE**.

Location

From junction of Ballygowan Road and Castlereagh Road, head towards Forestside. Casaedona is on left hand side at traffic lights.



Floor plan



Total Area: 1136 ft²

All measurements are approximate and for display purposes only

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&
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