

RODGERS & BROWNE



9 Park Avenue, Ardlee Avenue,
Holywood, BT18 9LS

offers around £230,000

SOLD



The Agent's Perspective...

"For those who have a busy lifestyle or lack the enthusiasm and expertise for refurbishment, this super townhouse is the perfect choice - it's all been done!

Within a short walk of the town centre, this modern, bright townhouse is an attractive and practical choice for anyone wanting the opportunity to simply move in, turn on the kettle, sit down and watch TV.

The interior is bright, attractive and practical. A modern kitchen and bathroom have been installed with gas-fired central heating and double glazing providing a comfortable, cosy space.

Set off by a south-facing rear garden backing onto school grounds, lazy weekends, sunny evenings and barbecues can be fully enjoyed.

With town centre parking being at a premium, a recently



constructed tarmac driveway provides safe 'off-street' parking for two cars.

A perfect first home, downsizer or possible rental investment. Don't miss it!"

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Bright, totally modernised Hollywood home

Three bedrooms, two reception rooms

Contemporary kitchen open to dining area

Modern white bathroom suite

Sunny rear garden backing onto school grounds

Recently decorated and all floor coverings in place

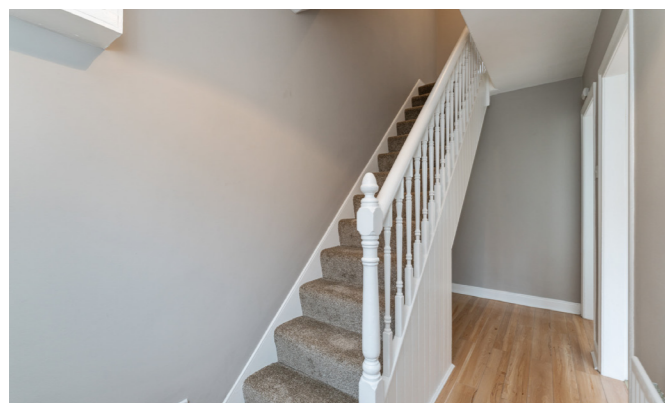
Tarmac parking space for two cars

uPVC double glazing

Gas-fired central heating

Popular walk into town location

Possible 'buy to let' opportunity



The property comprises...

GROUND FLOOR

Flagged path adjacent to two tarmacked car parking spaces to:

uPVC double glazed front door.

ENTRANCE HALL

Laminate flooring, storage under stairs and Worcester gas-fired central heating boiler.

LIVING ROOM

12' 6" x 9' 3" (3.81m x 2.82m)

Into square bay window. Laminate flooring, recessed lighting.

DINING ROOM

10' 9" x 7' 9" (3.28m x 2.36m)

Built-in matching cupboards, recessed lighting, view into sunny rear garden. Open plan to:

CONTEMPORARY KITCHEN

7' 3" x 7' 0" (2.21m x 2.13m)

Extensive range of pale grey high and low level cupboards, contemporary grey laminate worktops and upstands, single drainer stainless steel sink unit with mixer tap, under oven, four ring ceramic hob, stainless steel splashback, stainless steel cooker canopy, dishwasher, plumbed for washing machine, vinyl tiled-effect flooring, recess lighting. uPVC double glazed door to patio and rear garden.

Staircase with painted spindles and handrail to:

FIRST FLOOR

BEDROOM (1)

11' 3" x 8' 9" (3.43m x 2.67m)

Laminate flooring.

BEDROOM (2)

9' 6" x 8' 9" (2.9m x 2.67m)

Laminate flooring.

BEDROOM (3) / OFFICE

8' 0" x 5' 9" (2.44m x 1.75m)

Laminate flooring.

BATHROOM

5' 9" x 5' 3" (1.75m x 1.6m)

White suite comprising panelled bath with mixer telephone hand shower, easy clean shower panels, pedestal wash hand basin, low flush wc, recessed lighting, extractor fan, laminate flooring.

LANDING

Access to roofspace storage.

Outside

Tarmac parking space for two cars, bordered by flowerbeds and hedging with feature copper beech tree.

Sunny enclosed rear garden in lawns and hedges, patio area.

Painted timber shed. LED flood light. Water tap.

Location

Park Avenue connects Downshire Place at the top of Park Drive with Ardlee Avenue off My Lady's Mile.

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		72 C
55-68	D	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

Leasehold £4.00 per annum

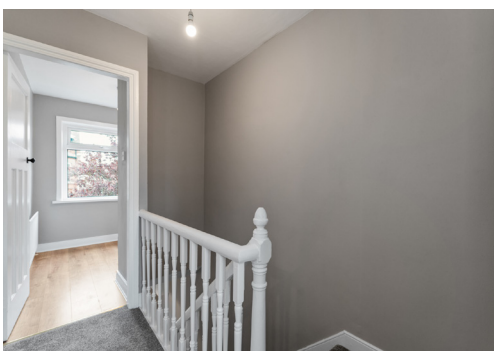
RATES

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 2023/2024 is c.£915.00

VIEWING

By appointment with **RODGERS & BROWNE**.



Sales Lettings Property Management

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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.