

# RODGERS & BROWNE



'Stenbury' 172 Kings Road  
Belfast BT5 7EN

*offers around £495,000*

**SOLD**



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

"This is a handsome detached family home, set back from the road and screened by mature trees and shrubs.

The location is ideal for commuting to Belfast and surrounding areas. There are many amenities nearby including shops, schools, Ulster Hospital, Dundonald Ice Bowl complex and David Lloyd fitness and leisure club.

"Stenbury" has been a happy family home since c.1968 and now offers the opportunity to another family to refresh the accommodation to suit individual taste - hopefully retaining the character of the original house built in c.1935.

Great potential to be your 'forever' home."



**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS





Oak panelled reception hall



Drawing room with oak strip floor



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

Substantial and attractive family home c.3,300 sq.ft

Four bedrooms, four reception rooms plus study (on occasion employed as five bedrooms three reception rooms)

Handsome appearance with red Rosemary tiled roof

Original front door with owner-designed etched glass windows either side, accessed via three steps creating a sense of stepping up into the hall

Attractive arched front doorway surrounded by Virginia Creeper and perennial Clematis, with mature Wisteria across the front left hand window

Oak panelled reception hall - featuring an attractive oak panelled archway dividing the front and rear of the spacious hall

Sweeping driveway leading from the large front wooden gates around the house to a rear parking area

Large mature garden to front and rear with paved shrub area to right-hand side of house

Impressive, unique property, and set well back from the road with mature gardens offering requisite privacy

Very convenient and popular location close to shops, Ulster Hospital, schools, David Lloyd centre, cinema and restaurants

Double garage to rear and parking for several cars

In need of updating to suit individual taste and design

In the happy ownership of the present owners since c.1968

Lovely 'forever' home





Dining room with bay window

## *The property comprises...*

### GROUND FLOOR

**COVERED OPEN PORCH** With brick archway. Hardwood front door with decorative bevelled glass side panels.

**RECEPTION HALL: 20' 9" x 9' 9" (approximately) (6.32m x 2.97m)** Oak panelled, plate rack.

**CLOAKROOM:** Under stairs storage. Glazed door to new rear garden and garage.

**DRAWING ROOM: 19' 0" x 14' 6" (5.79m x 4.42m)** Oak wood strip floor, tiled fireplace, picture rail.

**DINING ROOM: 19' 3" x 15' 0" (into bay window) (5.87m x 4.57m)** Picture rail. Large bay window overlooking front garden.

**BREAKFAST ROOM 12' 3" x 12' 0" (3.73m x 3.66m)** China press, sliding glass doors, sliding doors to former space for range. Potential for wood burning stove using chimney.

**STUDY 8' 5" x 8' 3" (2.57m x 2.51m)**

**POSSIBLE GROUND FLOOR BEDROOM OR PLAYROOM 10' 3" x 8' 3" (3.12m x 2.51m)** Vaulted ceiling with pine tongue and groove panelling.

**LARGE KITCHEN: 18' 6" x 12' 0" (5.64m x 3.66m)** Extensive range of laminate high and low level cupboards, laminate worktops, one and a half tub single drainer stainless steel sink unit with mixer tap and food waste disposal, quarry tiled floor, space for breakfast table with bench seating, Belling classic range cooker, copper cooker canopy extractor, archway in centre, stained timber tongue and groove panelled ceiling.

**FREEZER ROOM OR UTILITY ROOM 7' 9" x 7' 9" (2.36m x 2.36m)** Quarry tiled floor, timber tongue and groove ceiling.

**CLOAKROOM:** Low flush wc, pedestal wash hand basin, fully tiled walls, quarry tiled floor, timber tongue and groove ceiling.

**GARDEN ROOM 17' 3" x 10' 0" (5.26m x 3.05m)** Vaulted ceiling with pine tongue and groove panelling, double Velux window and porthole window, quarry tiled floor. Access to parking, garden and internal door to garage and side of house at rear of room, .

**LAUNDRY ROOM 10' 0" x 7' 9" (3.05m x 2.36m)** 'Belfast' sink, plumbed for washing machine. Original built in shelving to right hand side of window.

Half oak timber panelled staircase (in three sections with two small landings) featuring with oak spindles and handrails to:





Large kitchen leading to Garden room

## FIRST FLOOR

**LARGE BRIGHT LANDING** Linen cupboard.

**BEDROOM (1): 16' 6" x 15' 0" (5.03m x 4.57m)** Built-in wardrobe, louvre doors, picture rail.

**BEDROOM (2): 15' 3" x 14' 6" (4.65m x 4.42m)** Picture rail.

**BEDROOM (3): 15' 0" x 12' 0" (4.57m x 3.66m)** Picture rail, vanity unit, wash hand basin.

**BEDROOM (4): 11' 6" x 10' 0" (3.51m x 3.05m)** Picture rail.

**BATHROOM: 9' 6" x 8' 6" (2.9m x 2.59m)** Panelled bath, pedestal wash hand basin, half cork tiled walls, hotpress with lagged copper Willis water heater. Separate low flush wc, tiled walls.

**ROOFSpace:** Storage.

## OUTSIDE

**ATTACHED DOUBLE GARAGE** Up and over door. Light and power. with internal side door to garden room.

Double, timber entrance gates. Tarmac driveway and parking to rear.

uPVC oil tank. Boiler house integrated to side of property oil fired central heating boiler.

Extensive mature gardens to front and rear in lawns, flowerbeds, shrubs, mature trees and hedges and fruit trees. Greenhouse.



Bright, double bedroom 1



Bedroom 3 with views of gardens to rear



Ground floor bedroom 5 or study / office



Parking and garage to rear

## 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		46 E
21-38	F	22 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.

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

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 2023 /2024 is c. £3,304.00.

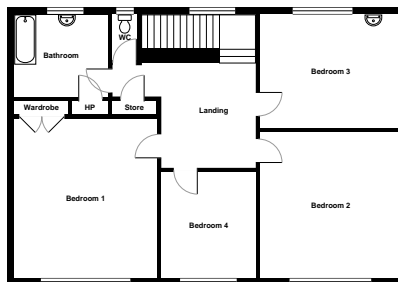
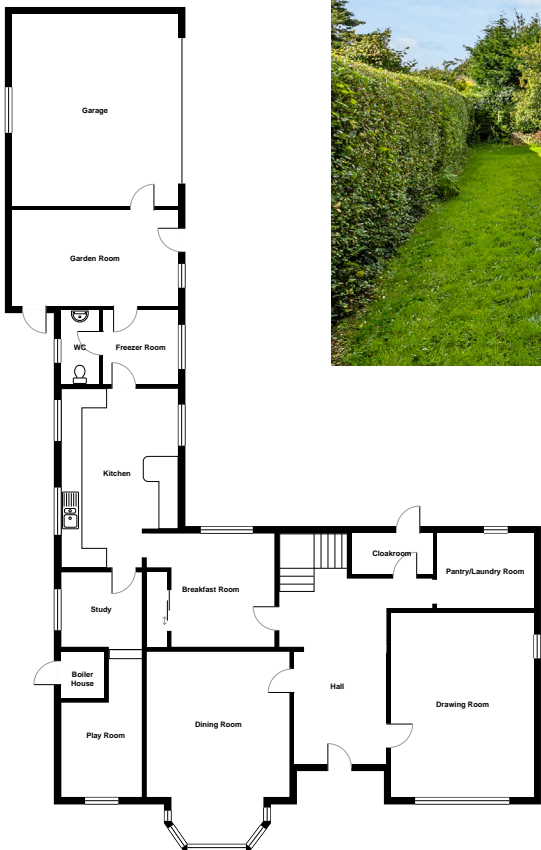
## VIEWING

By appointment with **RODGERS & BROWNE**.



# Location

Heading along the Kings Road from the Knock Road then Cherryvalley junction towards Dundonald Ice Bowl past Kings Square Shopping Centre and 'Stenbury' is 200 yards past junction of Kings Road and Gortin Park just beyond the sweeping bend in the road on the left hand side.



Total Area: 308.1 m<sup>2</sup> ... 3316 ft<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.