

# RODGERS & BROWNE



6 Strathleven Park, Whinney Hill  
Holywood, BT18 0NJ

*offers around £460,000*



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

"Few homes have true 'just walk in' appeal but 6 Strathleven Park certainly does. It has been most carefully maintained and is beautifully presented.

There are four bedrooms, comfortable living room, superb kitchen / dining, contemporary bathroom (with bath and shower), en suite and home office - and beautiful Lough views. Situated in a relatively traffic free cul-de-sac, Holywood town, bus routes and trains are nearby and the dual carriageway provides easy access to Belfast and the airport.

Must be one of the best homes available today"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room with superb views



Landing



Entrance hall

### THE FACTS YOU NEED TO KNOW...

Four bedrooms, one reception room plus dining kitchen and study / home office

Beautifully presented and fastidiously well maintained

Elevated site with superb Lough views

Quiet, relatively traffic free cul de sac

Superb, fitted, shaker style kitchen with polished granite worktops and black oil fired Aga range

Contemporary bathroom with bath and shower

Ensuite shower room

Oil fired central heating

uPVC double glazed

Attached garage with remote control roller door

Double brick paved driveway

Easily managed gardens - enclosed to rear

Repeatedly popular and much sought after location



Dining kitchen with polished granite worktops and black oil fired Aga range



Dining area with superb views



Extensive range of units



Polished granite worktops

## The Property Comprises...

### GROUND FLOOR

Large, flagged entrance. Automatic flood lighting. uPVC double glazed front door and side panels.

### ENTRANCE HALL

Oak effect laminate flooring. Glass door to living room. Cloaks cupboard.

### LIVING ROOM

16' 9" x 11' 6" (5.11m x 3.51m)

Feature fireplace, marble surround, polished granite hearth, walnut flooring, picture window with superb views of Belfast Lough and Country Antrim hills. Double glass doors to:

### DINING KITCHEN

22' 6" x 12' 0" (approximately) (6.86m x 3.66m)

Extensive range of shaker style high and low level cupboards, stainless steel handles, polished granite worktops and centre island, black Aga range cooker, recessed lighting, tiled floor, matching dresser unit with glass doors, built-in oven, fridge, freezer and dishwasher. uPVC double glazed door to rear.

### LANDING

Stairs up to:

### BEDROOM (1)

11' 0" x 11' 0" (3.35m x 3.35m)

Plus extensive range of built-in wardrobes with full length mirror doors.

### BEDROOM (2)

9' 9" x 9' 0" (2.97m x 2.74m)

Storage under stairs.

### BEDROOM (3)

10' 9" x 9' 6" (3.28m x 2.9m)

Built-in wardrobe (open).

### BATHROOM

7' 0" x 6' 3" (2.13m x 1.91m)

White suite comprising corner panelled bath, floating wash hand basin, low flush wc, fully tiled corner shower cubicle with Aqualisa thermostatically controlled shower, PVC tongue and groove panelled ceiling, extractor fan, recessed lighting.

Hotpress with lagged copper immersion heater.

Staircase with painted spindles and hardwood handrail to:



Bedroom one

**First Floor**

Large double glazed Velux window.

**OFFICE/STUDY**

10' 3" x 7' 3" (3.12m x 2.21m)  
Dormer window with superb views.

**BEDROOM (4)**

10' 6" x 10' 6" (3.2m x 3.2m)  
Including built-in wardrobes, Dormer window with superb views.

**ENSUITE SHOWER ROOM**

7' 9" x 2' 6" (2.36m x 0.76m)  
'Wet' shower, low flush wc, wash hand basin, tiled floor, tiled walls, extractor fan, recessed lighting.

Access to roofspace - part floored, light.

**Outside**

**ATTACHED GARAGE**

18' 9" x 9' 0" (5.72m x 2.74m)  
Electric remote control roller door. Light and power. Plumbed for washing machine.

**BOILER HOUSE**

Oil fired central heating boiler. PVC oil tank.

Hexagonal flagged patio, sheltered barbecue area. Enclosed to rear.

Gardens in lawns, flowerbeds, hedges and fencing.

Brick paviour double driveway. Automatic flood lighting.



Bedroom four



Bedroom three



Contemporary Bathroom



Bedroom four

**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 [roddersandbrowne.co.uk](http://roddersandbrowne.co.uk).

**ENERGY EFFICIENCY RATING (EPC)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

**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.

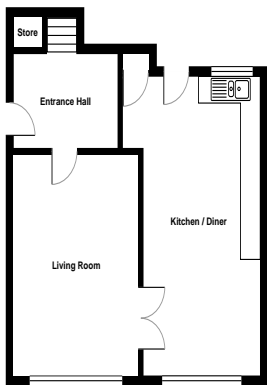
The assessment for the year 2024/2025 is c.£2212.00

**VIEWING**

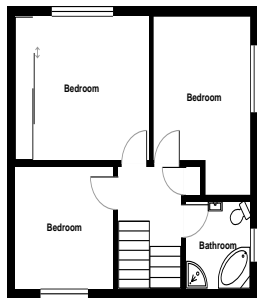
By appointment with **RODDERS & BROWNE**.

# Location

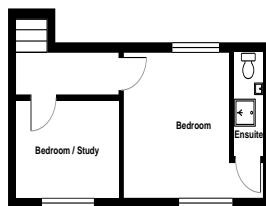
From Bangor Road turn in to Whinney Hill then second right into Carlston Avenue, first right and then first left.



Lower Ground Floor



Upper Ground Floor



First Floor

Total Area: 1338 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Sales  
Lettings  
Property Management

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F (028) 9042 1400

info@rodgersandbrowne.co.uk  
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