

RODGERS & BROWNE



4 Ishbel Gardens
Belfast, BT8 8FT

offers over £475,000



The Owner's perspective...

"Edwardian elegance comes standard with design by Young & McKenzie of Belfast (1906). This listed 'pavilion' is one of six recently and beautifully restored homes.

Features such as high ceilings with period mouldings combine with modern technologies like a sophisticated air filtration system to create the most comfortable of living environments. Add to these underfloor heating, double glazed sliding sash bay windows, a Victorian style cast iron bath, granite work-tops, too many high quality materials, fixtures and fittings to list, and 'luxurious' is possibly the most appropriate adjective to describe this property.

Each of the rooms have impressive proportions with an expansive kitchen and reception room hosting a magnificent 18kw wood-burner, a snug, three bedrooms (master with ensuite), and a private patio and garden allowing for easy access to a communal lawn.

This truly is a delightful and convenient place to live - ideal for commuters to city centre (or Lisburn), or for those 'downsizing' who wish to retain a definite sense of style and the ability to go on extended holiday knowing that their home will not require maintenance while away. We are confident those who view will be impressed with this beautiful residence".



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



The facts you need to know...

Grade 2 listed Edwardian residence in The Pavillions at Belvoir Park

Fabulous sense of space and grandeur throughout with high ceilings and wide open spaces c.2012 sq.ft.

Original showhouse completed with the finest finishes and highest specification

Excellent ground floor accommodation with study, utility and cloakroom complimenting the open plan kitchen, living and dining area.

Three double bedrooms all with built-in furniture and ensuite shower room to main bedroom

Gas fired underfloor heating throughout

Hardwood double glazed sliding sash windows

Low maintenance paved patio to the front with a private enclosed courtyard providing additional space to the rear.

Beautifully maintained communal lawns

Two private parking spaces and additional space for visitors

Global Homes building warranty

Easy commuting distance to Belfast, Lisburn and beyond with proximity to schools, parks and shopping centres

Repeatedly popular and aspirational Belfast suburb

Viewing by private appointment



Comfortable living area with wood burning stove



Wood burning stove



Family room/study



Living area



Family room/study

The property comprises...

GROUND FLOOR

Stone steps to large hardwood door leading to:

ENTRANCE HALL

Under stairs storage cupboard. Tiled floor. Large hardwood door to wall enclosed private courtyard. Cornice ceiling. Staircase to first floor with painted spindles and hardwood handrails. Double doors leading to:

DUAL ASPECT KITCHEN/DINING/LIVING

30' 0" x 19' 2" (9.14m x 5.84m) (Into feature curved bay window)
 The kitchen provides an excellent range of hand painted units with granite worktops, matching central island with integrated wine fridge and concealed electric socket, one and a half bowl stainless steel sink unit, integrated fridge freezer and dishwasher, Rangemaster stainless steel range cooker with five ring gas hob and display shelf above. An upholstered kitchen window seat offers a view over the courtyard. The living area boasts a contemporary style cast iron wood-burning stove, with tiled flooring throughout and feature LED lighting around the curved bay windows an additional benefit. Wooden window shutters to kitchen windows, corniced ceiling and recessed spotlights.



Beautiful kitchen / living / dining space



Kitchen/dining



Utility room

The property comprises...

GROUND FLOOR

FAMILY ROOM/STUDY

11' 1" x 9' 7" (3.38m x 2.92m)
Corniced ceiling.

UTILITY ROOM

9' 10" x 5' 11" (3m x 1.8m)
Range of high and level units with laminate worktops and under cabinet lighting. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine and space for tumble dryer. Tiled floor. Access to basement storage area.

CLOAKROOM

White suite comprising low flush wc, semi pedestal basin with tiled splashback. Tiled floor.



Main bedroom



Spacious landing



Ensuite shower room



Bathroom with bath and shower



Bedroom two

The property comprises...

FIRST FLOOR

SPACIOUS LANDING

16' 2" x 7' 11" (4.93m x 2.41m) Extending to 15' 2" (4.62m)
Spacious hallway. Hotpress.

MAIN BEDROOM

14' 9" x 14' 7" (at widest points) (4.5m x 4.44m)
Range of built-in wardrobes with sliding mirrored doors. Recessed spotlights. Door to:

ENSUITE SHOWER ROOM

7' 9" x 6' 6" (2.36m x 1.98m)
Three piece white suite comprising fully tiled enclosed corner shower cubicle with handheld telephone shower attachment and over drencher, traditional high flush wc and vanity basin with tiled splashback and illuminated mirror above, recessed spotlights, tiled floor.

BEDROOM (2)

15' 4" x 14' 8" (4.67m x 4.47m) Extending to 16' 11" (5.16m)
Built-in wardrobes with storage cupboards above, Recessed spotlights.

BATHROOM

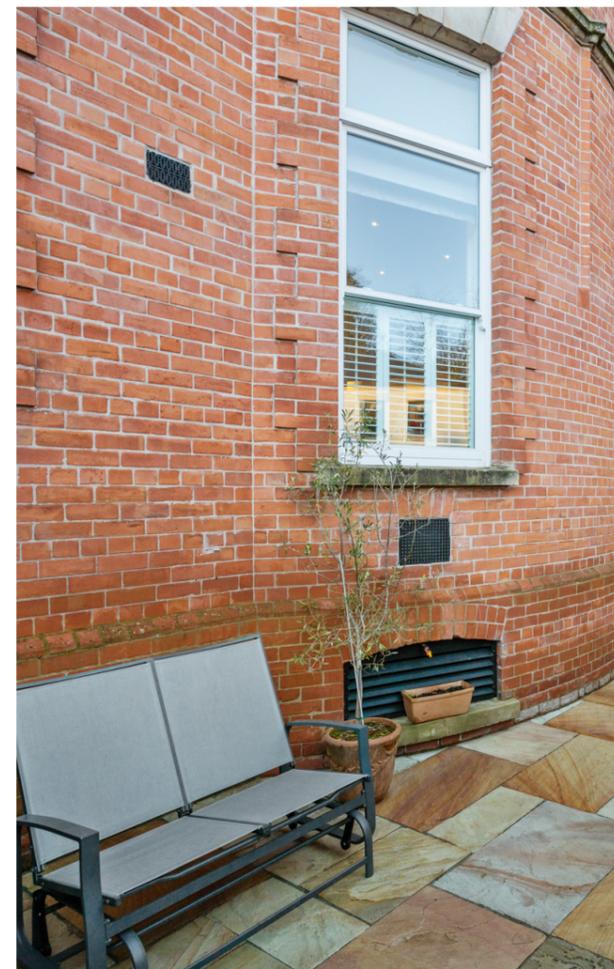
9' 3" x 7' 1" (2.82m x 2.16m)
Elegant four piece white suite comprising free standing Hurlingham roll top cast iron painted bathtub with mixer tap and handheld telephone shower attachments, low flush wc, semi pedestal basin with illuminated mirror above, fully tiled enclosed shower cubicle with handheld telephone shower attachment and over drencher, wooden part panelled walls, tiled floor, recessed spotlights, chrome heated towel radiator.

Paved enclosed front garden. Private wall enclosed paved courtyard to rear with external access to basement storage.

Tap. Light. Two private parking spaces plus additional parking for visitors.



Paved enclosed front garden



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.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	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

FREEHOLD

MANAGEMENT CHARGE

£1,700 per annum (paid half-yearly) to include: electricity for common lighting areas, Public Indemnity insurance, grounds maintenance, gardening, buildings insurance (not contents), annual roof inspection, tree works, a sinking fund against unexpected costs and the charge for running the management company. Residents have the added comfort of knowing that each home is therefore protected and maintained.

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 £2,028.76.

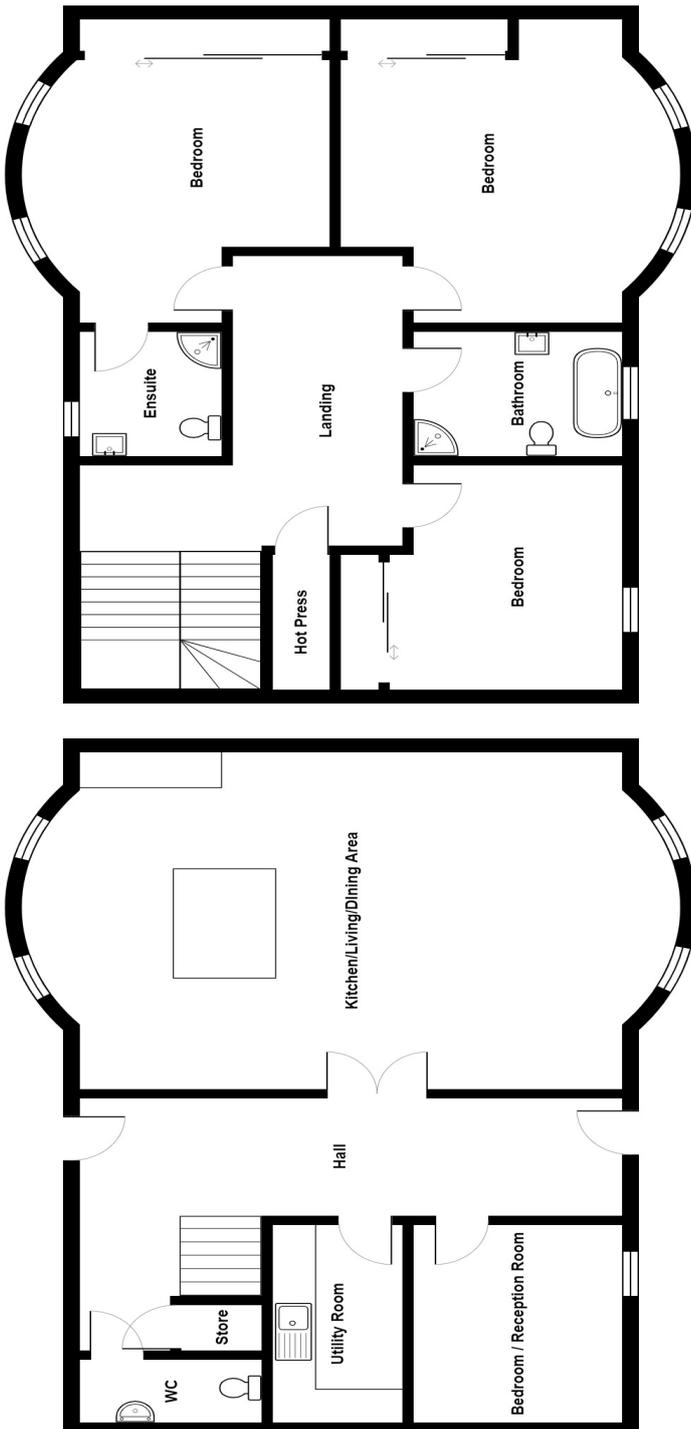
VIEWING

By appointment with **RODDERS & BROWNE**.

Location

From Belfast take Hospital Road towards Lisburn. The development is on right hand side at what was Belvoir Hospital. Take first right into Ishbel Gardens, No 4 is on the left hand side.

Floor plan



Total Area: 186.9 m² ... 2012 ft²

All measurements are approximate and for display purposes only

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&
BROWNE**

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

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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