

**RODGERS
&
BROWNE**

23 Glencraig Park, Craigavad,

Holywood BT18 0BZ

offers around £385,000



The Agent's Perspective...

"Glencraig Park is a one-sided avenue of homes of various styles and designs which enjoy the combination of convenience with large, sunny, gardens and superb Lough views - day and night.

This particular property offers affordable, manageable accommodation with the prospect of enhancing the space available with an extension (if required).

Convenient to Glencraig Primary and Rockport schools and within easy reach of Seahill train station, the house is a very practical and attractive choice".



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Bright living room



Bright living room with Lough views



Part panelled staircase

The facts you need to know...

Excellent detached family home

Large, mature site c.0.4 acre

Very popular and convenient location close to Glencraig Primary and Rockport schools

Seahill train station also within walking distance

Large living room with dual aspect and views over the front and rear gardens

Kitchen opening to casual dining area with views over the rear gardens

Three bedrooms - two with built in wardrobes

Views of Belfast Lough from rear - day and night!

Oil fired central heating

Parking for several cars

uPVC double glazing

High standard of insulation to maximise comfort and minimise outlay

Very convenient to Belfast, City Airport, Bangor, Holywood and Newtownards

Great potential for extension if required



Dining kitchen with Lough views



The property comprises...

GROUND FLOOR

Brick pavor terrace or extra parking / turning space to front

Covered, open veranda with tiled steps up to uPVC double glazed multi-point locking front door

ENTRANCE HALL:

CLOAKROOM: Low flush wc., tiled floor and one wall, corner wash hand basin. Separate coats hanging space under stairs.

LIVING ROOM: 18' 0" x 10' 10" (5.49m x 3.3m)
Scрабо stone fireplace, heather brown tiled hearth. Corniced ceiling, large picture window looking into rear garden with views of Belfast Lough beyond.

DINING KITCHEN 20' 0" x 11' 3" (6.1m x 3.43m)
Composite single drainer sink unit, mixer taps, extensive range of pewter grey shaker style high & low level cupboards, granite effect worktops, Belling stainless steel range cooker with 7 ring gas top, plumbed for washing machine and dishwasher. Hotpoint 'American' fridge freezer, tiled floor, part tiled walls, Grant oil fired central heating boiler. Space for dining table and chairs. Excellent views over rear garden to Belfast Lough beyond. uPVC double glazed multi-point locking door to covered access to garage



Lovely Lough views over rear garden

FIRST FLOOR

Part panelled staircase to first floor.

BEDROOM (1): 14' 4" x 11' 3" (4.37m x 3.43m)
Extensive range of built in wardrobes. Superb views over rear garden to Belfast Lough.

BEDROOM (2): 14' 0" x 10' 0" (4.27m x 3.05m)
Extensive range of built in wardrobes. Superb views over rear garden to Belfast Lough.

BEDROOM (3): 10' 9" x 7' 9" (3.28m x 2.36m)

CONTEMPORARY BATHROOM 8' 5" x 6' 5" (2.57m x 1.96m) White suite comprising panelled bath, mixer taps, Mira Sport instant heat shower over, low flush wc., floating vanity unit with wash hand basin, chrome heated towel radiator, feature wall tiling to bath / shower area, tiled floor, extractor, medicine cabinet with mirror.

LANDING: Linen Press with shelving.

OUTSIDE

GARAGE: 16' 8" x 9' 1" (5.08m x 2.77m) Up and over door, light, power

Fuel and tool store

uPVC oil tank

Tarmac driveway as parking for several cars

GARDENS To front and extensive to rear in lawns, beds, shrubs, fencing and hedges. Sunny aspect and views to rear.

Flagged patio. Water tap and outside light.



Bedroom 1 with built in robes and Lough views



Bedroom 2 with built in robes and Lough views



Bedroom 3



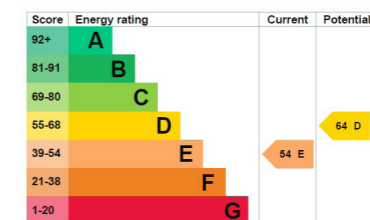
Contemporary bathroom

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?			X
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	✓		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?	✓		
Is the property of standard construction?	✓		
Is the property timber framed?		X	
Is the property connected to mains drains?	✓		
Are contributions required towards maintenance?			X
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	Range of service providers
Mains gas	Range of service providers
LPG	Range of service providers
Mains water	Potential ▲ 1000Mbps ▼ 220Mbps
Cable TV or satellite	Range of service providers
Telephone	Range of service providers
Broadband and speed	

ENERGY EFFICIENCY RATING (EPC)



From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 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 £25.00 per annum

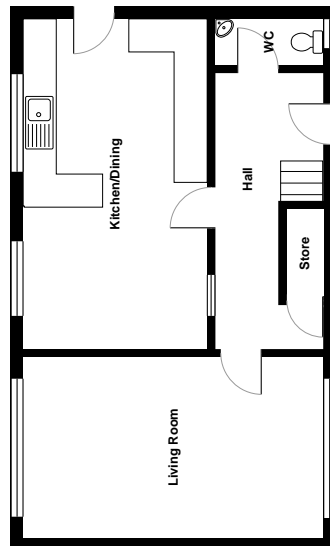
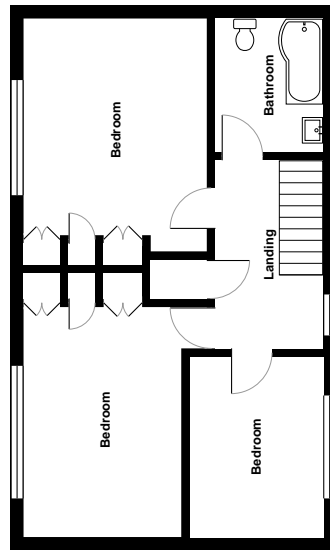
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023 /2024 is c. £2,178.00

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

From Belfast/Bangor A2 turn into Glenraig Park on left hand side between Old Station Road and Seahill Road (opposite Larch Hill)



Total Area: 107.0 m² ... 1151 ft²

All measurements are approximate and for display purposes only

RODGERS & BROWNE

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