

# RODGERS & BROWNE



23 Wanstead Park, Dundonald  
Belfast, BT16 2EX

*offers around £179,950*



## *The Owner's Perspective...*

Wanstead has been a peaceful and welcoming neighbourhood to live in. Both safe and quiet on the outskirts of Dundonald and Belfast, it is in a perfect position to take advantage of suburban amenities. Likewise, restaurants and coffee shops are always at hand in the nearby Ballyhackamore and Belmont areas.

Particularly enjoyable for my lifestyle has been the location just a stone's throw from the rural countryside of County Down; Strangford Lough and the Mourne mountains are easily accessible. Equally convenient, there are walks along the Comber Greenway, at Billy Neill Country Park, and Stormont Park.

The back garden offers privacy and the house itself is spacious and very easy to maintain. The open-plan layout downstairs, and doors that open to the rear have been great for family time and hosting in all seasons. I have enjoyed plenty of cozy evenings by the open fire in winter, and lots of summer barbecues on the patio.

I hope the new owner discovers as much warmth and happiness as I have experienced from living at Wanstead Park.



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

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall



Entrance hall

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

Beautifully presented three bedroom semi detached property located in this ever popular location

Ground floor accommodation offers a bright and airy living room with attractive brick fireplace incorporating an open fire

This is open to the casual dining area and kitchen

Double doors lead from the dining area onto the patio area

Upstairs there are three bedrooms, all with laminate flooring

Contemporary bathroom with white suite and fully tiled walls

The enclosed rear garden has a lawn and patio space which is ideal for entertaining and barbecues

The driveway provides ample off street parking

Oil fired heating system and double glazed windows and doors

Conveniently located close to the Comber Greenway, Ulster Hospital, the entertainment village, and Dundonald village itself

Excellent bus links to Belfast and beyond

Available to buy with no onward chain



Kitchen with casual dining



Kitchen



Dining area



Landing

*The property comprises...*

**GROUND FLOOR**

PVC double glazed door with side lights to:

**ENTRANCE HALL**

Staircase to first floor, solid oak wooden floor, under stair storage.

**DRAWING ROOM**

12' 10" x 10' 9" (3.91m x 3.28m)

Brick fireplace with oak mantle, open fireplace, slate hearth, large picture window, archway to:

**KITCHEN WITH CASUAL DINING**

17' 5" x 10' 11" (at widest points) (5.31m x 3.33m)

Range of high and low level cabinets, under unit lighting, laminate worktops, four ring ceramic hob with extractor above, double unit oven, space for fridge freezer, integrated dishwasher, one and a half sink unit with mixer tap, part tiled walls, ceramic tiled floor. Access to rear by sliding patio door and service door to rear.



Bedroom one

**First Floor**

**LANDING**

Laminate flooring. Access to roofspace.

**BEDROOM (1)**

10' 11" x 9' 11" (3.33m x 3.02m)

Laminate flooring.

**BEDROOM (2)**

12' 10" x 10' 10" (3.91m x 3.3m)

Laminate flooring.

**BEDROOM (3)**

8' 10" x 6' 3" (2.69m x 1.91m)

Laminate flooring plus built-in wardrobes.

**BATHROOM**

6' 11" x 5' 4" (2.11m x 1.63m)

Panelled bath with mixer tap and electric shower over, low flush wc, wall mounted sink with mixer tap and cupboard below, ceramic tiled floor, fully tiled walls, chrome towel radiator.

**Outside**

Tarmac driveway with parking for several cars.

Wall and fence enclosed front garden laid in lawn, trees and mature shrubs.

Enclosed paved patio area to the rear with steps up to the garden laid in lawn and mature trees.

PVC oil storage tank, boiler house.

Garden shed.



Bedroom two



Bedroom three



Bathroom



Front garden

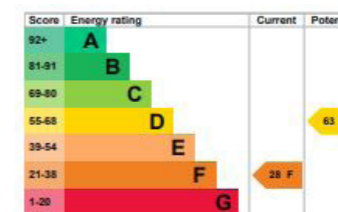
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			✓
Is there an annual service charge?			✓
Any lease restrictions (no AirBnB etc) ?		✓	
On site parking?	✓		
Is the property 'listed'?		✓	
Is it in a conservation area?		✓	
Is there a Tree Preservation Order?		✓	
Have there been any structural alterations?		✓	
Has an EWS1 Form been completed?			✓
Are there any existing planning applications?		✓	
Is the property of standard construction?	✓		
Is the property timber framed?		✓	
Is the property connected to mains drains?	✓		
Are contributions required towards maintenance?			✓
Any flooding issues?			✓
Any mining or quarrying nearby?			✓
Any restrictive covenants in Title?			✓

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	
Mains gas	
LPG	
Mains water	
Cable TV or satellite	
Telephone	
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. Ground rent £15 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 2024/2025 is £1,045.70.

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

## Location

Travelling on Dundonald Road from Comber Road, turn left onto Wanstead Road which continues onto Wanstead Park. No 23 is on the right hand side.



## Floor plan



Total Area: 82.4 m<sup>2</sup> ... 887 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**RODGERS  
&  
BROWNE**

RODGERSANDBROWNE.CO.UK

*Sold*  
028 9042 1414

**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.