

**RODGERS
&
BROWNE**

12 Thornberry Close
Off Thornberry Avenue, Belfast, BT14 8EJ



offers around £189,950



The Agent's Perspective...

"This three-bedroom semi-detached house presents an ideal opportunity for first-time buyers or investors seeking a property in Belfast.

Situated in Thornberry Close, residents benefit from easy access to a range of local amenities, including shops, schools, parks, and transport links, ensuring convenience at every turn"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Living room



Living room



Entrance hall

The facts you need to know...

Located at the end of a quiet cul de sac and on a corner site

Bright living room with open fireplace and laminated flooring

Spacious kitchen finished in a walnut style opening to the dining area and direct access to the patio area and garden

Ground floor cloakroom

Three well proportioned bedrooms with the main bedroom benefiting from an ensuite shower room

Main bathroom with white suite and including a separate shower cubicle

Detached single garage, roller door with light and power

Tarmac driveway with parking for up to three cars

Flagged patio area to the rear with raised rear garden laid in lawns

Extensive range of amenities close by, from schools to park and shopping facilities

Belfast City Centre is only 15 minutes away and Belfast International Airport is 20 minutes by car

Superb opportunity for either a family looking to plant their roots to those looking for a strong rental investment



Kitchen



Kitchen open to dining area



Dining area



Landing

The property comprises...

GROUND FLOOR

Panelled door to:

ENTRANCE HALL

Staircase leading to the first floor with pine spindles, handrails and newel post, ceramic tiled floor, understairs storage area with gas fired central heating boiler.

CLOAKROOM

Low flush wc, pedestal wash hand basin with mixer tap and tiled splash back. Ceramic tiled floor.

LIVING ROOM

15' 7" x 11' 3" (4.75m x 3.43m)

Laminated floor, fireplace with wooden surround, granite inset and tiled inset, open fire.

KITCHEN OPENING TO DINING AREA

19' 1" x 10' 7" (5.82m x 3.23m)

Extensive range of high and low level walnut effect units, granite effect worktops. Four ring Bosch ceramic hob, stainless steel extractor above, under oven. Single stainless steel sink unit and mixer tap, plumbed for a washing machine and dishwasher. Space for a fridge freezer, ceramic tiled floor, partly tiled walls. Double glazed French doors leading to the patio and garden areas.



Bedroom one

First Floor

LANDING

Access to the roofspace. Airing cupboard with shelving.

BEDROOM (1)

12' 0" x 11' 2" (3.66m x 3.4m)

ENSUITE SHOWER ROOM

Double shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin with mixer taps and splashback, low flush wc, ceramic tiled floor and extractor fan.

BEDROOM (2)

10' 7" x 9' 10" (3.23m x 3m)

BEDROOM (3)

7' 6" x 6' 2" (2.29m x 1.88m)

BATHROOM

8' 11" x 6' 10" (2.72m x 2.08m)

White suite comprising panelled bath with mixer taps, low flush wc, pedestal wash hand basin with tiled splash back and mixer taps, shower cubicle with thermostatically controlled shower unit.

Outside

SINGLE DETACHED GARAGE

17' 4" x 11' 2" (5.28m x 3.4m)
Roller door with light and power.

Tarmac driveway with parking for up to three cars, gardens to the front laid in lawns with an enclosed flagged patio area and steps leading to a raised garden laid in lawns. Outside lighting and outside tap.



Ensuite shower room



Bedroom two



Bedroom three



Bathroom

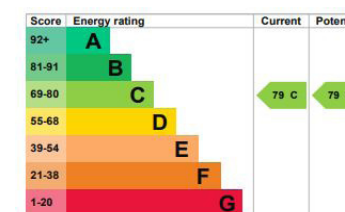
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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: TBC

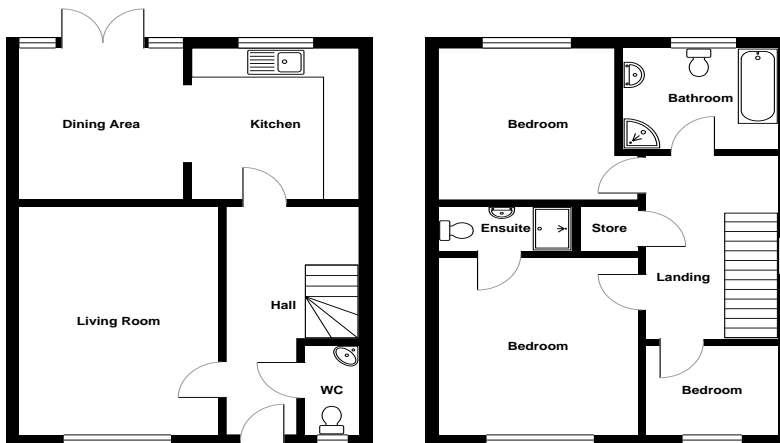
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information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

The assessment for the year 2024/2025 is TBC.

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

Location

Travelling along Ligoniel Road turn onto Wolfhill Link and turn right at the T junction onto Thornberry Road. Turn right onto Thornberry Avenue and right again onto Thornberry Close.



Total Area: 96.2 m² ... 1035 ft²
All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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