

RODGERS & BROWNE



'Bennett' 86 Ballymoney Road
Holywood, BT18 0JJ

Price £850,000



The Agent's Perspective...

"Lying on the glistening shores of Belfast Lough between Belfast and Bangor, the picturesque town of Holywood was recently hailed as Northern Ireland's best place to live. Whether it's enjoying a fun-filled family day out at the Ulster Folk and Transport Museum, strolling along the sandy beaches of Helen's Bay, or kicking back and relaxing at the Culloden Hotel and Spa, there is no shortage of things to see and do! For those who love the great outdoors, the area is home to the oldest golf club in Ireland, The Royal Belfast Golf Club, also Royal North Yacht Club, and numerous open green spaces.

Located on the Ballymoney Road in the sought-after town of Holywood, this individually designed home is finished in an exquisite contemporary style with clean render and zinc detailing.

This home has been designed immaculately by Colin McAuley (CMP) and includes high quality fixtures and fittings as you would expect in a prestigious house of this calibre, whilst offering comfortable and stress-free living. What's more it is just a short journey away from every amenity a homeowner could ever need, including chic shops, boutiques, eateries, schools and leisure facilities. The prime location provides an easy commute for those who work within nearby areas, thanks to excellent road and rail links stretching from Holywood to Belfast City Centre and beyond. "

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room



Living area open to kitchen



The facts you need to know...

Stunning detached house together with garage and games room totalling c. 3,500 sq ft

Located on the Ballymoney Road in the sought-after town of Hollywood, this individually designed home is finished to the highest standard

Highly energy efficient home with air source heat pump heating system and solar panels and energy efficiency rating of A95

Entrance pillars with black estate railing and hedging

Electrically operated gates leading to tarmac driveway with generous parking and electric car charging point

Two reception rooms including a living room which is open to the kitchen and dining space

Boot room/utility with space for washing machine and tumble dryer

Stunning 'in frame' kitchen with waterfall central island, larder cupboard and feature LED lighting

Kitchen appliances include Quooker tap, integrated oven, microwave, and Bora downdraft hob

Study and cloakroom complement the downstairs accommodation

Four bedrooms on the first floor

Main bedroom suite incorporates a dressing area and ensuite shower room with double sink vanity units and illuminated mirror above

Stunning four piece suite in family bathroom includes a freestanding bath, vanity basin, wc and large shower cubicle with brushed gold fittings

External walls are constructed of blockwork/render and black composite cladding with zinc detailing

Generous paved area to rear with paved paths leading from the front of the house and open covered terrace ideal for entertaining

Detached double garage with separate store and cloakroom



Drawing room



Study



Cloakroom



Utility/boot room

The Property Comprises...

GROUND FLOOR

ENTRANCE HALL

Cloaks. Tiled floor.

DRAWING ROOM

17' 1" x 13' 1" (5.215m x 4m)

LIVING/ KITCHEN/ DINING

35' 7" x 29' 3" (10.84m x 8.925m) (max)

High quality units to include choice of door, quartz worktops, quartz upstand and handle, central island is included with seating area, localised power supply and pendant lighting (decorative fittings not supplied), Integrated appliances to include downdraft hob, electric oven, integrated 50/50 fridge freezer and integrated dishwasher. Choice of contemporary sink and tap, recessed down lights to ceiling, tiled floor, TV point, integrated bin unit within cupboard. Glazed door to:

OPEN COVERED TERRACE

18' 2" x 14' 0" (5.525m x 4.275m)

UTILITY/ BOOT ROOM

11' 5" x 6' 1" (3.475m x 1.85m)

High quality units to include choice of door, postform worktops/upstands and handles. Accommodation made for washing machine and tumble dryer, tiled floor. Choice of contemporary sink and tap.

STUDY

9' 6" x 7' 11" (2.9m x 2.425m)

Tiled floor, wc.



Contemporary kitchen



The Property Comprises...

FIRST FLOOR

LANDING

Linen cupboard.

MAIN BEDROOM

17' 1" x 11' 10" (5.215m x 3.61m)
Including dressing area. TV point.

WALK THROUGH DRESSING AREA

EN-SUITE SHOWER ROOM

10' 2" x 8' 10" (3.1m x 2.7m)
Tiled floor, wall tiling, towel radiator.

BEDROOM (2)

13' 1" x 11' 2" (4m x 3.415m)
TV point.

EN-SUITE SHOWER ROOM

13' 1" x 5' 7" (4m x 1.7m)
Tiled floor, wall tiling, towel radiator.

BEDROOM (3)

17' 1" x 11' 3" (5.215m x 3.425m)
TV point.

BEDROOM (4)

14' 7" x 10' 10" (4.44m x 3.3m)
TV point.

BATHROOM

10' 10" x 6' 7" (3.3m x 2m)
Tiled floor, wall tiling, towel radiator.



Main bedroom



Staircase



Ensuite shower room



Bathroom



Main Bedroom

The Property Comprises...

OUTSIDE

Entrance pillars with black estate railing and hedging to front boundary. Feature external lighting to front door, back door and garage (additional external lighting is available as an upgrade should the purchaser be in a signed contract prior to landscaping works commencing).

Bitmac driveway edged in paving. Remote strip between entrance pillars. Automated electric gate with smart phone remote access.

DOUBLE GARAGE

25' 3" X 18' 11" (7.69M X 5.775M)

GAMES ROOM

22' 3" X 18' 11" (6.79M X 5.775M)

Separate store and cloakroom with low flush wc and wash hand basin.



South facing terrace



Games room above garage



Games room ensuite shower room

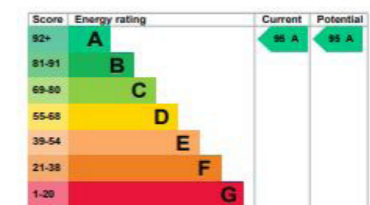
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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: Freehold

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 towards Holywood along the main A2 Bangor to Belfast dual carriageway 86 Ballymoney Road is on the left hand side at the traffic lights adjacent to the junction of Craigdarragh Road. Turn left into Ballymoney Road and the property is located on the right hand side.

Floor plan



BENNETT
GROUND FLOOR

HOUSE TOTAL FLOOR AREA:
2,640 SQ. FT. APPROX.



BENNETT
FIRST FLOOR

HOUSE TOTAL FLOOR AREA:
2,640 SQ. FT. APPROX.

GARAGE TOTAL FLOOR AREA:
450 SQ. FT. APPROX.



GAMES ROOM TOTAL FLOOR AREA:
450 SQ. FT. APPROX.



BENNETT
GARAGE
GROUND & FIRST FLOOR



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



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