

RODGERS & BROWNE

SOLD

13 Bayview Road, East Circular Road,
Ballyholme, Bangor BT19 6AR



offers around £285,000



The Agent's Perspective...

"This is a beautifully presented, well maintained and extended detached bungalow which is set off by a lovely, sunny, mature, enclosed garden to the rear. To make the most of the sun, there are patios and a summer house for those rare barbecue days.

There are three bedrooms, spacious living / dining room with wood burning stove (for not so sunny days!) a white bathroom suite with bath and shower and a lovely shaker style kitchen with appliances. There is also room to relax or dine in the kitchen.

The garage has an electric remote control roller door with access via tarmac driveway and parking / turning space.

Local shops are in Ballyholme village and supermarket shopping at Bloomfields Shopping Centre.

A really lovely home"



76 High Street, Hollywood, BT18 9AE

T 028 9042 1414

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Cosy log burning stove



Living room



Entrance hall

The facts you need to know...

Beautiful extended three bedroom detached bungalow

Lovely mature level site with sunny enclosed rear garden and summer house

Modern shaker style kitchen with appliances, space to relax and dine

White bathroom with bath and shower

uPVC double glazing, eaves and soffits

Detached matching garage with electric remote control roller door

Tarmac driveway and parking space

Gas fired central heating

Very convenient location just of East Circular Road

Local shops in Ballyholme village and supermarket at Bloomfields Shopping Centre

Beautifully decorated and well maintained



Shaker style kitchen with appliances, space for dining and relaxing



Dining and seating area leading to garden

The property comprises...

GROUND FLOOR

uPVC double glazed front door and side panel

ENTRANCE HALL:

LIVING / DINING ROOM 19' 0" x 14' 9" (5.79m x 4.5m) Cast iron wood burning stove, polished granite hearth, picture window to front and window to side as double aspect. Glazed oak door to hall.

ATTRACTIVE SHAKER STYLE KITCHEN 21' 0" x 11' 3" (6.4m x 3.43m) 1½ tub single drainer, stainless steel sink unit, mixer taps, extensive range of cream shaker style high and low level units, glass display cabinets, 'Butchers block' laminate worktops and upstands, stainless steel eye level oven, microwave, integrated fridge and freezer, dishwasher, stainless steel four ring gas hob, stainless steel splash back, stainless steel cooker canopy, concealed gas fired central heating boiler and space for washer drier. Floor to ceiling picture window to side. Space for dining and sitting. Double uPVC double glazed French doors to patio and rear garden.



Bedroom (1)

BEDROOM (1): 14' 10" x 13' 7" (4.52m x 4.14m)
Two sets of double built in wardrobes, drawers and cupboards

BEDROOM (2): 12' 9" x 9' 9" (3.89m x 2.97m)
view into rear garden

BEDROOM (3): 9' 9" x 7' 9" (2.97m x 2.36m)
lamine flooring. View into rear garden

BATHROOM: 9' 9" x 6' 6" (2.97m x 1.98m)
White suite comprising panelled bath, mixer taps, telephone hand shower, low flush wc., floating wash hand basin, mixer taps, chrome heated towel rail, tiled floor, large fully tiled shower cubicle thermostatic fitting, recessed lighting, extractor

OUTSIDE

DETACHED MATCHING GARAGE 17' 9" x 9' 0" (5.41m x 2.74m) Electirc remote control roller door, cupboards and shelving, light, power, single drainer stainless steel sink unit.

Tarmac driveway and parking space.

Various patio areas to enjoy sunshine at differentt times of the day and places to barbecue.Auto floodlights. Screened bin store.

Low maintenance garden to front in pink pebble beds and planting. Sunny enclosed rear garden in lawns, flowerbeds and shrubs.

Painted, timber Summer house. Lamine flooring. Power.



Bedroom (2)



Bedroom (3)



Bathroom shower cubicle

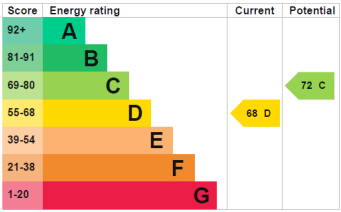


Bathroom bath

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 - SEVERAL SUPPLIERS
Mains gas	MAINS - SEVERAL SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	SEVERAL SUPPLIERS
Telephone	SEVERAL SUPPLIERS
Broadband and speed	ULTRAFast UP TO 1000 MBPS

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 23rd September 2022 property purchased up to £250,000 has been 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 £

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 c. £1,461.92

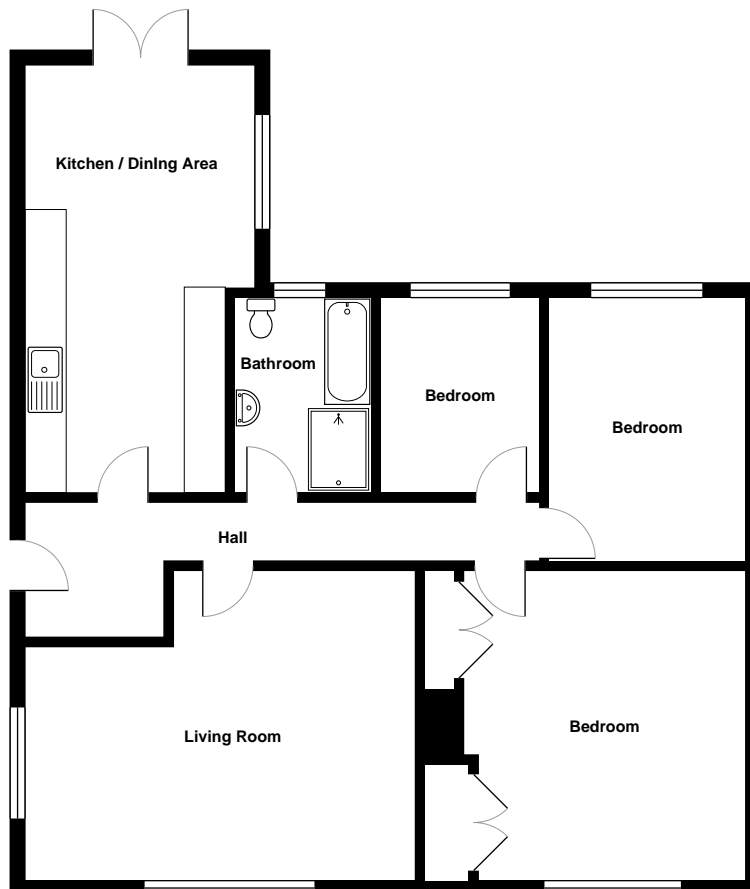
VIEWING: By appointment with **RODGERS & BROWNE**.

Location

From East Circular Road heading towards Groomsport, turn right into Dixon Road and then first left. Bungalow is then on right hand side.



Floor plan



Total Area: 1136 ft² ... 105.5 m²

All measurements are approximate and for display purposes only

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&
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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



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.

EXPERIENCE | EXPERTISE | RESULTS