

# RODGERS & BROWNE



'Killops Rose' 32 Croft Road,  
Holywood, BT18 0BP  
*offers around £295,000*



## *The Agent's Perspective...*

"Set just off Croft Road 'Killops Rose' offers compact, comfortable and easily managed accommodation for those wishing to downsize and take life easier. It would also be ideal for those who intend to spend more time abroad as the bungalow is a perfect 'lock and leave' option.

The bungalow was constructed c.2006 specifically within easy maintenance in mind. It is constructed in red brick, has uPVC windows and doors, uPVC eaves and soffits and a private, enclosed garden completed in pink pebbles.

Although a pleasant walk from Holywood town centre via Victoria Road, there are two parking spaces to the front and there is also wheelchair access to the front door.

A real rarity - perfect for those who do not want an apartment".



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS

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

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Quaint detached bungalow c.2006

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Easily managed and maintained

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Two bedrooms, one reception plus  
uPVC double glazed conservatory

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Off street parking for two cars

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Ramp to front door for easy access

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Low maintenance enclosed rear  
garden in pebbles

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uPVC double glazing

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Oil fired central heating

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Perfect downsize or 'lock and leave'  
home

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Pleasant walk to Holywood town  
centre, Seapark and coastal path

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Also suit as 'lock and leave' home for  
those spending time abroad

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Direct access from the gardens to  
coastal path and pleasant stroll to  
Holywood town centre

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Double glazed conservatory



Shower room

## *The property comprises...*

### **GROUND FLOOR**

Wheelchair access ramp to:

Mahogany effect multi point locking front door, stained  
leaded glass inset.

### **ENTRANCE HALL**

Oak wood strip flooring.

### **LIVING ROOM**

16' 0" x 9' 0" (4.88m x 2.74m)

Oak wood strip flooring, fireplace with tiled inset and  
hardwood surround, recessed lighting, double uPVC  
double glazed French doors to:

### **UPVC DOUBLE GLAZED CONSERVATORY**

9' 6" x 8' 6" (2.9m x 2.59m)

Light, power, heat, tiled flooring.

### **KITCHEN**

12' 3" x 8' 6" (3.73m x 2.59m)

Extensive range of white wood ? and timber gloss effect  
high and low level cupboards, laminate worktops, one  
and a half tub single drainer stainless steel sink unit with  
mixer tap, double oven, four ring ceramic hob, cooker  
canopy, plumbed for washing machine and dishwasher,  
tiled flooring, space for small breakfast table and chairs,  
recessed lighting, part tiled.

### **BEDROOM (1)**

15' 3" x 8' 6" (4.65m x 2.59m)

Oak wood strip flooring. recessed lighting.

### **BEDROOM (2)**

11' 0" x 8' 6" (3.35m x 2.59m)

Oak wood strip flooring, recessed lighting.

### **SHOWER ROOM**

9' 3" x 5' 9" (2.82m x 1.75m)

Fully tiled corner shower cubicle with Mira 'Event'  
instant heat shower, vanity unit with wash hand basin,  
low flush wc, tiled flooring, recessed lighting, extractor  
fan.

### **REAR HALLWAY**

Hotpress with copper cylinder immersion heater.

Wooden ladder to roofspace - storage.

### **OUTSIDE**

Tarmac driveway and parking for two cars. Double  
timber entrance gates. Automatic flood lighting.

Enclosed low maintenance sunny garden to rear in pink  
pebbles and fencing. Drying area.

Boiler house, housing oil fired central heating boiler.

uPVC oil tank. Water taps.

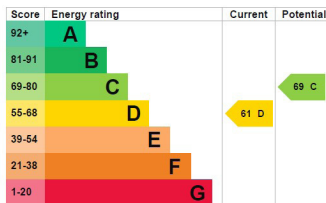
## Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)



### LOCATION

Opposite Ardmore Road and between Woodgrange and Princess Gardens.

### FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

### TENURE

TBC

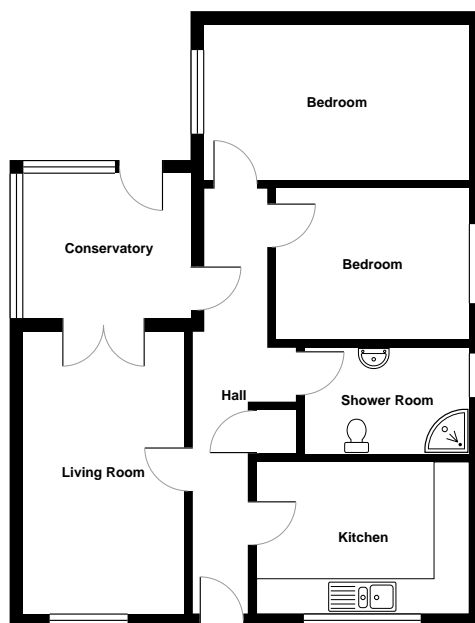
### RATES

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 c. £ 1,736.03

### VIEWING

By appointment with **RODGERS & BROWNE**.



Total Area: 71.8 m<sup>2</sup> ... 772 ft<sup>2</sup>

All measurements are approximate and for display purposes only



### Sales Lettings Property Management

EXPERIENCE | EXPERTISE | RESULTS

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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.