

RODGERS & BROWNE



5 Motelands, Old Holywood Road
Belmont, Belfast BT4 2JH

offers around £499,950

SOLD



The Owners' Perspective...

"We have found Motelands a peaceful and private cul-de-sac to live in. Its close proximity to Belmont, Holywood, and Ballyhackamore ensures that all your needs are just a pleasant walk or short drive away. This convenient location provides everything right at your doorstep including many great schools. The area is quiet, with unique period apartments nearby, nestled within beautiful surroundings. We have cherished many special years here as we've grown our family, making unforgettable memories in this wonderful community".



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room with contemporary 'drift wood' hole in the wall fire



Drawing room



Bright Reception Hall

The facts you need to know...

Recently refurbished detached family home

Convenient, cul de sac off the Old Holywood Road

Contemporary kitchen with range of integrated appliances and casual breakfast bar in marble effect Dekton finish

Living/dining room with sliding patio door access to mature rear garden

Drawing room with feature contemporary driftwood effect electric fire

Downstairs cloakroom with wc

Main bedroom with great potential for ensuite dressing room and separate shower room

Three additional bedrooms

Contemporary family bathroom with bath and shower cubicle and feature wall tiling

Attached garage and carport

Mature gardens, enclosed to rear, with raised patio, gardens in lawns, mature planting and greenhouse, ideal play area for children or for just relaxing

Gas fired central heating - Worcester boiler

Dark grey woodgrain effect uPVC double and triple glazing

Close to Stormont, Parliament Buildings, the Ulster Hospital, George Best City airport and a short drive from central Belfast

Within the catchment area to range of leading primary and grammar schools

Ultrafast broadband available



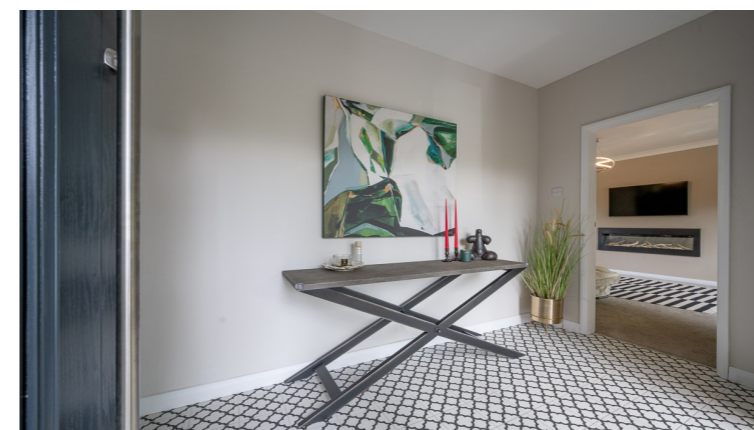
Contemporary kitchen with Dekton worktops and range of appliances



Luxurious Dekton waorktops and breakfast bar



Cloakroom



Bright Reception hall

The property comprises...

GROUND FLOOR

COVERED ENTRANCE PORCH

With feature wood panel surround and stone entrance step with floor to ceiling window, front door with glazed side lights through to reception hall.

RECEPTION HALL

With feature black and white tiled floor, inset spotlights, storage cupboard under stairs.

CLOAKROOM

With low flush wc, tiled floor, wall hung wash hand basin, waterfall chrome mixer tap, tiled splashback.

DRAWING ROOM

19' 5" x 13' 3" (5.92m x 4.04m)

Dual aspect. Feature, recessed, contemporary driftwood effect electric fire.

LIVING OR DINING ROOM

11' 0" x 9' 10" (3.35m x 3m)

With sliding patio doors leading to rear garden, range of built-in shelving, tiled floor, feature timber panelled dropped ceiling.

CONTEMPORARY KITCHEN

18' 0" x 11' 6" (5.49m x 3.51m)

Modern German style kitchen with integrated dishwasher, eye level oven and microwave grill, four ring ceramic hob with centre downdraft extraction, integrated fridge and freezer, Dekton marble effect work surfaces, splashback and casual breakfast bar dining area, concealed worktop lighting, extensive range of pale grey satin finish high and low level units, Blanco stainless steel sink with polished chrome mixer tap, outlook to rear garden, recessed lighting, step leading to utility space.

UTILITY ROOM

10' 9" x 5' 0" (3.28m x 1.52m)

With range of matching high and low level units, recessed lighting, concealed space and plumbing for washing machine.



Bedroom two

First Floor

BEDROOM (1)

18' 0" x 13' 3" (5.49m x 4.04m)

With built-in wardrobe, recessed spotlights, vertical radiators, dual aspect to front and rear.

POTENTIAL DRESSING ROOM

10' 4" x 9' 9" (3.15m x 2.97m)

Pale grey wood block effect herringbone flooring, outlook to front, range of built-in wardrobes.

POTENTIAL ENSUITE

13' 3" x 9' 8" (4.04m x 2.95m)

Pale grey wood block effect herringbone flooring, outlook to rear.

BEDROOM (2)

15' 0" x 11' 3" (4.57m x 3.43m)

Outlook to front and uPVC and triple glazed access door leading to Juliet balcony

BEDROOM (3)

11' 10" x 9' 5" (3.61m x 2.87m)

Outlook to side, built-in wardrobe.

BEDROOM (4)

10' 4" x 9' 9" (3.15m x 2.97m)

Pale grey wood block effect herringbone flooring, outlook to front, range of built-in wardrobes

BATHROOM

Contemporary white suite comprising of low flush wc, wall hung wash hand basin with chrome waterfall mixer tap, vanity storage below, bath with tiled surround and feature mixer taps, heated towel rail, walk-in thermostatic controlled shower, telephone hand shower and drencher fitting, glazed shower screen, feature tiled walls, tiled floor, recessed spotlights.

LANDING

Shelved linen cupboard. Access to roofspace storage.

Outside

INTEGRAL GARAGE

Up and over door, light, power, Worcester gas fired central heating boiler.

Mature gardens to front and rear, in lawns with mature planting, private and enclosed to rear with patio area laid in paving and raised deck area, greenhouse, raised patio, external store. Concrete driveway and carport.



Bedroom four



Bedroom three



Striking Bathroom with bath and shower cubicle



Potential en suite

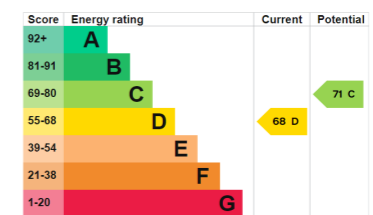
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

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

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Telephone	VARIETY OF SUPPLIERS
Broadband and speed	UP TO 1000 Mbps

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 8,000 years from 1st July 1968 at 5p if demanded

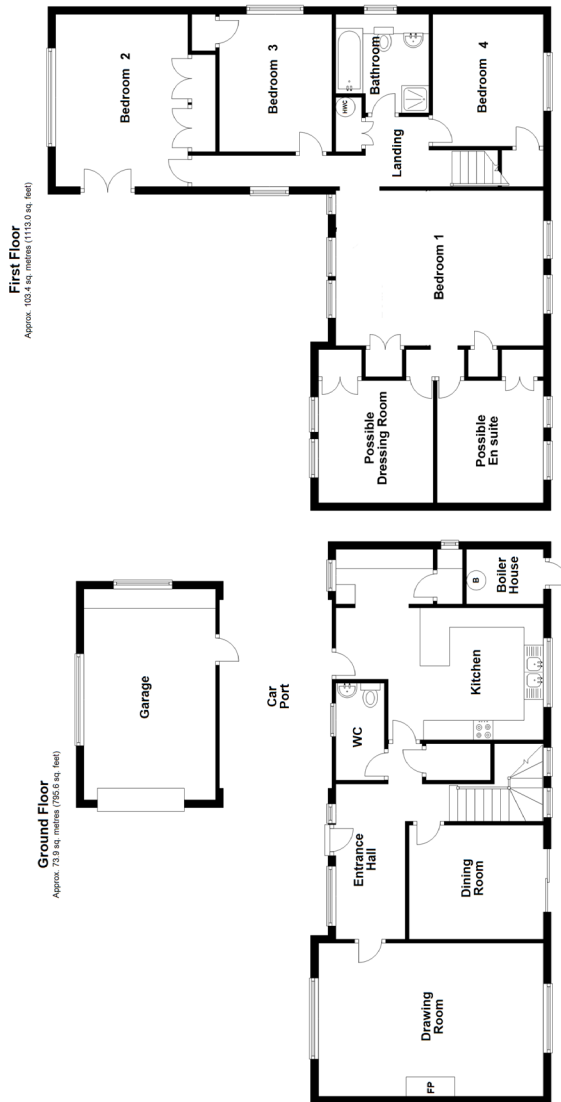
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information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

The assessment for the year 2024/2025 is £2,274.50

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

Location

Travelling along the Old Holywood Road from Belfast, Motelands is on left hand side before Quarry Road. Number 5 is then on right.



Total area: approx. 177.3 sq. metres (1908.6 sq. feet)

Floor area and measurements are approximate and no responsibility is taken for any error, omission or measurement. Please provide us using metric.

5 Motelands, Belfast

RODGERS & BROWNE

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