

RODGERS & BROWNE

121 Cedar Grove, Old Holywood Road
Holywood, BT18 9QB



offers over £195,000



The Owner's Perspective...

"121 Cedar Grove is in a quiet, well kept cul-de-sac with friendly neighbours. The house is full of light all through the day. In the summer the back garden is a great sun trap and with the new fence, a really safe place for kids and pets to play.

We have recently decorated the whole house and put in a new bathroom and kitchen. Public transport is close by with the bus stop a 2 minute walk. We know whoever moves here will be very happy."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Bright, spacious living room



Bright, spacious living room open to dining



Entrance hall

The facts you need to know...

Beautifully presented, bright, modern semi detached home

Three bedrooms, spacious living/dining area

Open plan kitchen with extensive range of cupboards, quartz effect worktops and appliances

uPVC eaves soffits and gutters

uPVC double glazed windows

Gas fired central heating

Off street parking and additional space for motorhome, boat or caravan

Quiet cul de sac location

Convenient to major supermarkets, city airport and Belfast City Centre

Contemporary bathroom suite with bath and shower over

Beautifully decorated and presented

Enclosed rear garden and patio/barbecue area

Possible Co-ownership purchase (subject to acceptance and valuation)

Recently redecorated and upgraded



Kitchen open to dining



The property comprises...

GROUND FLOOR

uPVC double glazed front door.

ENTRANCE HALL

Oak effect flooring, space for hanging coats.

BRIGHT, SPACIOUS LIVING/DINING ROOM

24' 7" x 13' 8" (7.49m x 4.17m)

Oak effect flooring, facility for open fire, uPVC double glazed door to garden.

Open plan to:

KITCHEN

10' 11" x 7' 6" (3.33m x 2.29m)

Extensive range of high and low level cupboards with brass anodized effect handles, composite one and a half tub sink unit with brass anodized effect taps, quartz effect laminate worktops and centre island, part tiled walls, under oven and ceramic hob, cooker canopy with extractor, recessed lighting, side door, facility for washing machine, tumble dryer, under stair cupboard.



Bedroom one

FIRST FLOOR

LANDING

BEDROOM (1)

13' 1" x 9' 2" (3.99m x 2.79m)

Feature painted panelled walls, views to Redburn Park and Hollywood Hills.

BEDROOM (2)

11' 1" x 9' 2" (3.38m x 2.79m)

Feature painted panelled wall.

BEDROOM (3)

9' 10" x 7' 5" (3m x 2.26m)

CONTEMPORARY BATHROOM

White suite comprising panelled bath, brushed 'brass' mixer taps, telephone hand shower and drencher shower, tiled bath and shower area, low flush wc, vanity unit, circular sink, brushed 'brass' mixer tap, tiled floor.

ATTIC

Gas fired central heating boiler, insulated.

Outside

Front lawn with tarmac driveway leading to fence with access to rear.

Good sized back garden with sun all day. Lawn and patio area with ample space for entertaining.



Landing



Bedroom two



Contemporary bathroom



Bedroom three

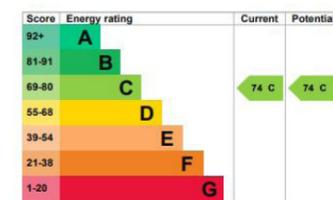
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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: Leasehold / freehold / term / ground rent 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

Between Holywood and Belfast off Old Holywood Road near Redburn Park.



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Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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