

RODGERS & BROWNE



11 Elizabeth Road, Ardmore Road
Holywood, BT18 0PL

offers around £399,950

SALE AGREED



The Owner's Perspective...

"We moved here 28 year's ago mainly because of its proximity to good schools and because the house gave us ample space for growing teenagers. The garden is particularly peaceful and private and many a happy hour has been spent in it.

Elizabeth Road is a lovely quiet area but a short stroll and you're in the buzz of Holywood: boutiques, galleries, florists, coffee shops and some excellent restaurants.

Holywood itself proved to be a great choice with easy access to Belfast, the City Airport, train stations in Holywood and Marino and just minutes from the beach. "



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room



Living room



Dining room

The facts you need to know...

Split level detached family home

Flexible interior layout to suit individual needs

Four bedrooms, three reception rooms

Integral garage with tarmac parking space

Gas fired central heating

Quiet corner cul-de-sac

Sheltered, enclosed mature rear garden

White high gloss kitchen and utility area

Very convenient and popular location

Close to Hollywood town centre and local schools, via pleasant walk down Victoria Road

Private approach

Approximately 2020 sq ft





Contemporary kitchen with space for casual dining



Sitting room/playroom/office



Kitchen open to Utility area

The property comprises...

GROUND FLOOR

Black uPVC multi point locking front door, uPVC double glazed side panel.

ENTRANCE HALL

Oak laminate flooring, storage under stairs.

CLOAKROOM

Low flush wc, pedestal wash hand basin, dark ash effect laminate flooring.

LIVING ROOM

18' 0" x 11' 9" (5.49m x 3.58m)

Oak laminate flooring, cast iron wood burning stove, slate hearth, sliding aluminium double glazed door to balcony overlooking rear garden, lough views. Double glass doors to:

DINING ROOM

12' 0" x 10' 6" (3.66m x 3.2m)

Plus bow window. Oak laminate flooring.

CONTEMPORARY KITCHEN

19' 6" x 9' 9" (5.94m x 2.97m)

Extensive range of white high gloss high and low cupboards, butchers block effect laminate worktops, Franke single drainer stainless steel sink unit with mixer tap, Bosch eyelevel oven, four ring ceramic hob, cooker canopy, part tiled walls. Utility area; circular stainless steel sink unit with mixer tap, matching cupboards, part tiled, recessed lighting, plumbed for washing machine. Door to integral garage.

Staircase to:



Bedroom one

Upper Level

BEDROOM (1)

22' 2" x 12' 2" (6.76m x 3.71m)

Painted timber flooring, dormer window with Lough views.

BEDROOM (2)

21' 2" x 10' 2" (6.45m x 3.1m)

Painted timber flooring, double glazed Velux window with Lough views.

BATHROOM

13' 0" x 8' 9" (3.96m x 2.67m)

White suite comprising free standing oval bath with mixer telephone hand shower, low flush wc, vanity unit wash hand basin, fully tiled shower cubicle with Triton instant heat shower, slate effect laminate flooring.

LANDING

Shelved hotpress with lagged copper cylinder Willis water heater.

Lower Level

SITTING ROOM/PLAYROOM/OFFICE

17' 6" x 11' 9" (5.33m x 3.58m)

Cast iron wood burning stove, recessed lighting, maple laminate flooring, aluminium sliding door to patio and garden.

BEDROOM (3)

13' 3" x 8' 3" (4.04m x 2.51m)

Views into rear garden. Double louvre doors to walk-in storage or wardrobe space.

BEDROOM (4)

9' 9" x 9' 0" (2.97m x 2.74m)

Views into rear garden.

Outside

INTEGRAL GARAGE

18' 6" x 9' 9" (5.64m x 2.97m)

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

Tarmac driveway and parking space.

Mature gardens to front and rear in lawns, flowerbeds, shrubs, fencing and hedges. Large patio to rear. Also range of mature fruit bushes including gooseberries, raspberries, tayberries, blackberries, blueberries as well as strawberries - years in the making! Garden enclosed to rear. Stained timber deck to front.

Timber summer house.



Bedroom two



Bathroom - with bath and shower



Bedroom three



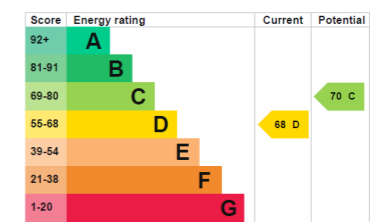
Bedroom four

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	YES - SEVERAL SUPPLIERS
Mains gas	YES - SEVERAL SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	SEVERAL PROVIDERS
Mobile Telephone	SEVERAL PROVIDERS
Broadband and speed	SEVERAL PROVIDERS 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, 9000 years from 1988. Annual ground rent payable £50.

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.

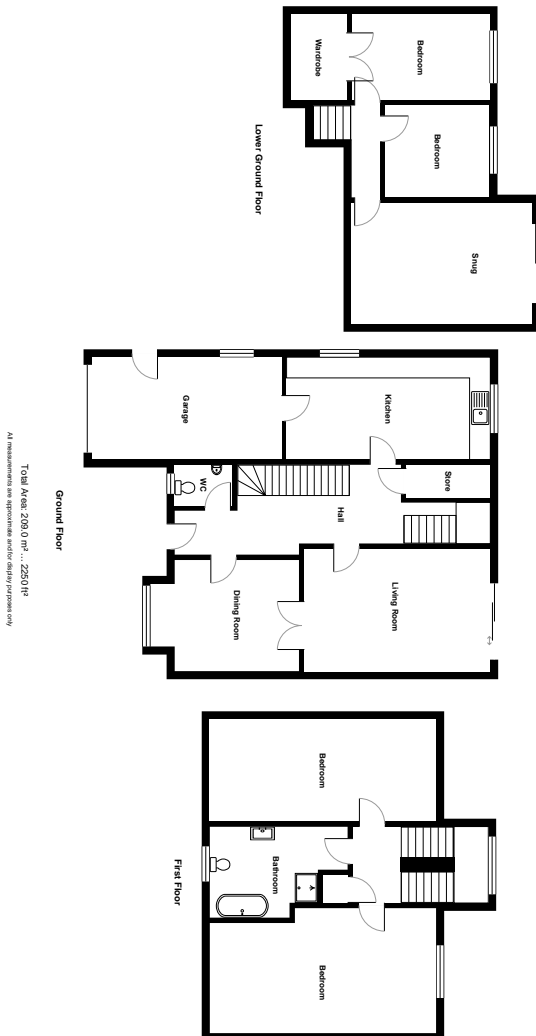
The assessment for the year 2024/2025 is c. £2,558.36

Location

From Croft Road turn right into Ardmore Road, Elizabeth Road is first right.



Floor Plan



RODGERS & BROWNE
 RODGERSANDBROWNE.CO.UK

Sold
 028 9042 1414

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



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.