

RODGERS & BROWNE



2 Gorsehill Glen
Moneyreagh, Co. Down BT23 6XD

offers around £300,000



The Agent's Perspective...

"This is a beautifully maintained detached bungalow on a bright, level, corner site and has real 'move in' appeal.

The bungalow has three bedrooms, two reception rooms plus double glazed sunroom which opens into a neat, sheltered and enclosed rear garden. The bathroom has a bath and shower cubicle with the kitchen having space to dine and a separate utility room. There is direct access from the utility room to the integral garage which has an electric door allowing access to the house without getting wet!

In all, the bungalow is approximately 1550 sq ft. A convenient, practical and attractive home.

Make an appointment to view today".



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



TV room or possible dining room



Entrance hall

The facts you need to know...

Beautifully presented detached bungalow

Attractive level corner site enclosed to rear

Three bedrooms, three reception rooms including sunroom

Fitted kitchen with space to dine

Separate utility room

Integral garage with electric door

Oil fired central heating

uPVC double glazing

Fully tiled bathroom with bath and shower cubicle

Quality hardwood doors, skirtings and architraves

Very popular and convenient location



Dining/kitchen



Well fitted kitchen



Dining area



Sunroom

The property comprises...

GROUND FLOOR

COVERED OPEN PORCH

Quarry tiled floor. uPVC mahogany effect multi point locking front door. Stained leaded glass centre panel.

ENTRANCE HALL

Recessed lighting, coved ceiling, double bevelled glass doors to:

DRAWING ROOM

16' 9" x 13' 0" (5.11m x 3.96m)

Feature fireplace, marble inset and hearth, hardwood surround, coved ceiling.

TV ROOM

10' 0" x 10' 0" (3.05m x 3.05m)

Oak effect wood strip flooring, hole in wall electric coal effect fire, sliding double glazed aluminium door to:

SUNROOM

11' 6" x 10' 9" (3.51m x 3.28m)

uPVC double glazed. Heat, light and power, ceramic tiled floor, pine tongue and groove ceiling, double glazed doors to patio and garden.

DINING/KITCHEN

13' 6" x 13' 3" (approximately) (4.11m x 4.04m)

Extensive range of oak finish high and low level cupboards, laminate worktops, twin tub single drainer stainless steel sink unit with mixer tap, concealed lighting, Bosch dishwasher, double oven, four ring ceramic hob, cooker canopy, extractor, fridge, ceramic tiled floor, pine tongue and groove panelled ceiling, recessed lighting, space for dining table and chairs, half tiled walls,

UTILITY ROOM

10' 0" x 5' 9" (3.05m x 1.75m)

Single drainer stainless steel sink unit, laminate worktops, plumbed for washing machine, ceramic tiled floor, part tiled walls, door to integral garage. uPVC double glazed door to side.



Bedroom one

BEDROOM (1)
11' 6" x 11' 0" (3.51m x 3.35m)
Plus extensive range of built-in wardrobes, coved ceiling.

BEDROOM (2)
14' 2" x 10' 0" (4.32m x 3.05m)
Coved ceiling.

BEDROOM (3)
10' 9" x 10' 0" (3.28m x 3.05m)
Coved ceiling.

BATHROOM
11' 0" x 6' 6" (3.35m x 1.98m)
Panelled bath, fully tiled, pine tongue and groove ceiling, recessed lighting, ceramic tiled floor, fully tiled shower cubicle with Mira thermostatically controlled shower mixer, shelved hotpress, lagged copper cylinder Willis water heater.
Access to roofspace storage.

Outside

INTEGRAL GARAGE
20' 0" x 10' 0" (6.1m x 3.05m)
Electric up and over door, light and power. Oil fired central heating boiler.

Tarmac driveway and parking space.

Mature, level corner site with enclosed rear garden in lawns, fencing and hedges, sheltered paved patio.

uPVC oil tank.



Bedroom two



Bedroom three



Bathroom with bath and shower



Rear garden and patio

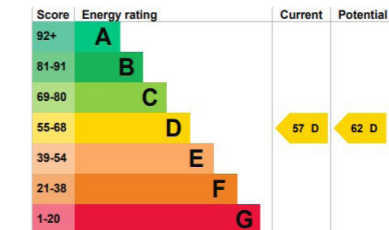
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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
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 / 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 c.£ 1,783.50.

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

Location

From Knock Dual Carriageway turn into Ballygowan Road. Head approximately 4 miles and turn right into Hillsborough Road. Travel 0.4 mile and turn right into Church Road then first left and first right into Gorsehill Glen.



Total Area: 144.5 m² ... 1556 ft²

All measurements are approximate and for display purposes only

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&
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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.

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