

RODGERS & BROWNE

'Wiloon' 29 Broomhill Park, Stranmillis Road
Malone, Belfast, BT9 5JB



offers over £499,950



The Agent's Perspective...

"Broomhill Park is a lovely tree-lined and in the heart of the Malone Conservation area. This protection means the area is predominantly populated by substantial detached homes which retains the exclusive 'feel' of the area.

This split-level home was built c.1970 on a sizeable corner site with dual access providing parking space for several cars and access to an integral double garage.

Although there have been some revisions to the property over the last fifty years, the property would now benefit from updating and can now be done to your own taste and style rather than inheriting someone else's design.

A rare and exciting opportunity"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room with dual aspect



Bright Living room



Entrance hall

The facts you need to know...

Split level detached bungalow

Three bedrooms, two reception rooms

Mature corner site with dual access

Parking to front and rear for several cars

Prestigious location in this exclusive Malone suburb

Relatively traffic free address off Stranmillis Road

Close to RBAI, Ulster Independent Clinic, shopping on Lisburn Road and Stranmillis

Also within easy reach of Queens University

Gas fired central heating

Sunny, aspect to rear

Great potential for updating to personal taste and extension (if required) subject to permissions

Integral double garage

Mostly double glazed



Kitchen overlooking rear garden



Dining room which could be separated with doors if required



Kitchen



Kitchen

The property comprises...

GROUND FLOOR

COVERED OPEN PORCH

Tiled floor. Hardwood front door and side panels.

ENTRANCE HALL

Exposed brick detail.

CLOAKROOM

Wash hand basin, separate low flush wc, separate shelved storage.

LIVING ROOM

20' 0" x 13' 3" (6.1m x 4.04m)

Feature fireplace, gas fire inset, view into rear garden, open to dining with potential for double doors to:

DINING ROOM

13' 0" x 10' 6" (3.96m x 3.2m)

Views into rear garden. Opaque glass doors to entrance hall.

KITCHEN

12' 9" x 10' 6" (3.89m x 3.2m)

Extensive range of high and low level cupboards, corner breakfast bar, Quartz worktops, inset one and a half tub sink with mixer tap, double oven, four ring ceramic hob, cooker canopy, extractor fan, dishwasher, tiled walls, recessed lighting, fridge. Attractive open outlook. Steps down to integral garage.



Bedroom one

UPPER HALLWAY

BEDROOM (1)

16' 0" x 11' 9" (4.88m x 3.58m)
Including range of built-in wardrobes.

BATHROOM

9' 0" x 8' 6" (2.74m x 2.59m)
White suite comprising panelled bath, low flush wc, vanity wash hand basin, large shower cubicle.

BEDROOM (2)

12' 9" x 10' 6" (3.89m x 3.2m)
Including built-in wardrobes, vanity unit, wash hand basin.

BEDROOM (3)

12' 6" x 9' 0" (3.81m x 2.74m)
Including built-in wardrobes.

Outside

DOUBLE GARAGE

20' 3" x 16' 0" (6.17m x 4.88m)
Electric roller door. Light and power.

Tarmac driveway and parking space. Second tarmac driveway from Hillside Drive with parking for several cars. Automatic flood lights.

UTILITY ROOM

8' 3" x 8' 3" (2.51m x 2.51m)
Sink. Gas fired central heating boiler.

Mature gardens on a corner site in lawns, flowerbeds, shrubs and hedges. Flagged paths and patio.



Bedroom two



Bedroom three



Bathroom with bath and shower



Flagged patio area

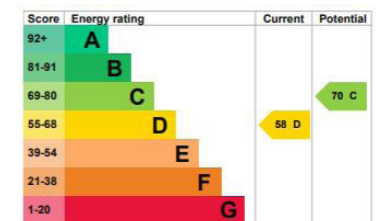
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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	VARIOUS SUPPLIERS
Mains gas	VARIOUS SUPPLIERS
LPG	N/A
Mains water	MAINS WATER & DRAINS
Cable TV or satellite	VARIOUS PROVIDERS
Telephone	VARIOUS PROVIDERS
Broadband and speed	BT DOWNLOAD UP TO 1000BPS

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 31st October 2024 to 31st March 2025, 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 a 5% override 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 £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold 9000 years from 1 May 1968 at 5p per annum

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 £3,639.20.

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

Location

Broomhill Park is a 'horseshoe' park off Stranmillis Road opposite Danesfort Park and Ulster Independent Clinic.



Total Area: 176.0 m² ... 1894 ft²
All measurements are approximate and for display purposes only

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.