

# RODGERS & BROWNE



18B Old Seahill Road  
Holywood, BT18 0EG

*offers around £525,000*

**SALE AGREED**



### *The Owner's Perspective...*

"We have loved living in Seahill over the last number of years. Since we first purchased the property we have sought to take what was a blank canvas in terms of internal fitout and transform the interiors to create a unique and characterful series of spaces. Each space is individually considered from an interior design perspective, whilst ensuring that there is a harmony and flow throughout the the house. We extended the property in 2017 to create a flexible kitchen, dining and snug area which connected more directly to the garden through the floor to ceiling glazing. This idea of a creating a series of separate but interconnected spaces carries through to the garden design, which has been approached as a sequence of external garden 'rooms'. The house has been built to a high standard – from the increased levels of insulation, to the specification of



windows and doors – and is really easy to heat. The installation of underfloor heating throughout the ground floor also creates a warm and comfortable environment and avoids the interruption of radiators in each space. Should it be required, the roof space could be converted to provide additional rooms via a full staircase from the first floor landing area. As a place to live, we have found Seahill to be remarkably quiet and peaceful, although it is only a few minutes journey from the main arterial routes between Bangor and Belfast. We have also really enjoyed having the train so close by, particularly for commuting, and providing access to schools. We look forward to passing on this home to the next family who we trust will enjoy living here as much as we have."

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS





Drawing room



Drawing room



Entrance hall

### *The facts you need to know...*

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Four bedrooms, three reception rooms

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Unique contemporary design built c.2012 and subsequently extended

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Stunning kitchen with centre island with marble worktop and Siemens appliances

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Separate utility room

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Sunny enclosed rear garden

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Cloakroom, bathroom and ensuite

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Gas fired central heating - underfloor to ground floor

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Close to Glencraig Primary and Rockport schools

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Easy access to dual carriageway and train station to Belfast

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Oak effect uPVC double glazing

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Integral garage

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Security alarm

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Really attractive modern 'feel' and spacious 'flow'

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Contemporary living/dining/kitchen



Lovely bright, open space



Living, dining kitchen



Cloakroom

## *The property comprises...*

### **GROUND FLOOR**

Covered, open porch, recessed lighting.

Brick pavior entrance. uPVC double glazed front door.

### **ENTRANCE HALL**

Bleached oak effect timber flooring, storage under stairs, bright, vaulted ceiling with double glazed Velux window and oak balustrade, spindles and minstrel gallery overlooking hall.

### **DRAWING ROOM**

22' 6" x 12' 6" (6.86m x 3.81m)

Contemporary raised fireplace, quartz hearth, painted built-in bookcase shelving, recessed lighting, bleached oak effect timber flooring, sliding double pocket doors to:

### **CONTEMPORARY LIVING/DINING/KITCHEN**

12'0 x 9'6" (3.66m x 2.9m) plus 10'0" x 9'6" (3.05m x 2.9m) and 24'6" x 11'6" (7.47m x 3.51m)

Extensive range of painted shaker style high and low level cupboards, Siemens double ovens, large centre island with marble top, breakfast bar, inset stainless steel sink unit with Quooker hot tap, recessed power points, tall fridge and freezer, dishwasher, all by Siemens, ceramic hob and down draft extractor, bleached oak effect timber flooring, floor to ceiling window looking into rear garden, Glass door to hall. Bi-fold doors to patio and rear garden.

### **UTILITY ROOM**

11' 0" x 6' 9" (3.35m x 2.06m)

Extensive range of 'oak' high and low cupboards, inset single drainer stainless steel sink unit with mixer tap, laminate worktops, plumbed for washing machine, gas fired central heating boiler.

### **CLOAKROOM**

Wc concealed cistern, feature wash hand basin with mixer tap, half tiled walls, extractor fan, recessed lighting.





Bedroom one with balcony and extensive range of wardrobes

**First Floor**

**BEDROOM (1)**

18' 0" x 13' 0" (5.49m x 3.96m)

Double glazed doors to balcony. Extensive range of built-in wardrobes, bookcase with shelving and dressing table.

**ENSUITE SHOWER ROOM**

7' 0" x 5' 6" (2.13m x 1.68m)

Low flush wc, pedestal wash hand basin, fully tiled walls, chrome towel radiator, extractor fan, tiled floor, fully tiled shower cubicle with thermostatically controlled shower.

**BEDROOM (2)**

15' 9" x 12' 3" (maximum) (4.8m x 3.73m)

**BEDROOM (3)**

17' 3" x 9' 3" (5.26m x 2.82m)

White 'oak' laminate flooring, double built-in wardrobe.

**BEDROOM (4)**

11' 6" x 9' 9" (3.51m x 2.97m)

White 'oak' laminate flooring.

**BATHROOM**

White suite panelled bath with mixer telephone hand shower, low flush wc, pedestal wash hand basin, chrome towel radiator, fully tiled walls, tiled floor, extractor fan.



**LANDING**

Hot water cylinder with immersion. Access to roofspace.

**Outside**

**INTEGRAL GARAGE**

16' 9" x 9' 0" (5.11m x 2.74m) Up and over door. Light. Power.

Tarmac driveway and parking space.

Balcony with stainless steel handrail and glass balustrade.

Front garden in lawns, beech hedges and fencing. Private, landscaped gardens, enclosed to rear in lawns, flowerbeds, shrubs and painted fencing, flagged patios, barbecue area, log store, water tap.



Bedroom two



Bedroom three



Family Bathroom



Bedroom four

*Additional information*

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rogersandbrowne.co.uk](http://rogersandbrowne.co.uk).

**ENERGY EFFICIENCY RATING (EPC)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 will still apply.

Homes sold in excess of £250,000 will 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**

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 2023/2024 is c.£3,136 per annum.

**VIEWING**

By appointment with **RODGERS & BROWNE**.

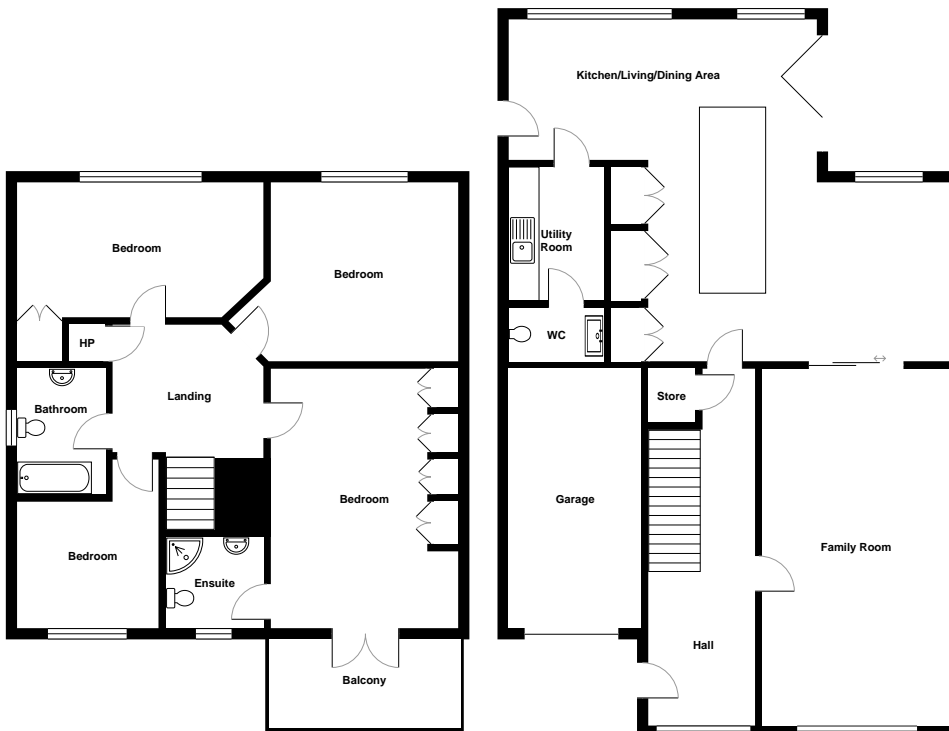


## Location

Turn into Seahill Road off main Belfast to Bangor A2 and continue straight into Old Seahill Road. 18B is then on left hand side.



## Floor plan



Total Area: 215.6 m<sup>2</sup> ... 2321 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



Sales  
Lettings  
Property Management

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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.