

# RODGERS & BROWNE

## SALE AGREED

101 Windermere Road , Four Winds  
Belfast, BT8 6XB



*offers around £210,000*



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

*"Living in this home for the past decade has been the perfect match for our lifestyle.*

*Initially drawn by the property's convenient location, just a five-minute drive from Forestside Shopping Centre and within walking distance of Metro transport links to the Ormeau Road and City Centre. It's made commuting, meeting friends, and dining out easy!*

*Having the National Trust Lisnabreeny Cregagh Glen just a short walk away has been ideal for walks and is a favourite spot for us and our dog.*

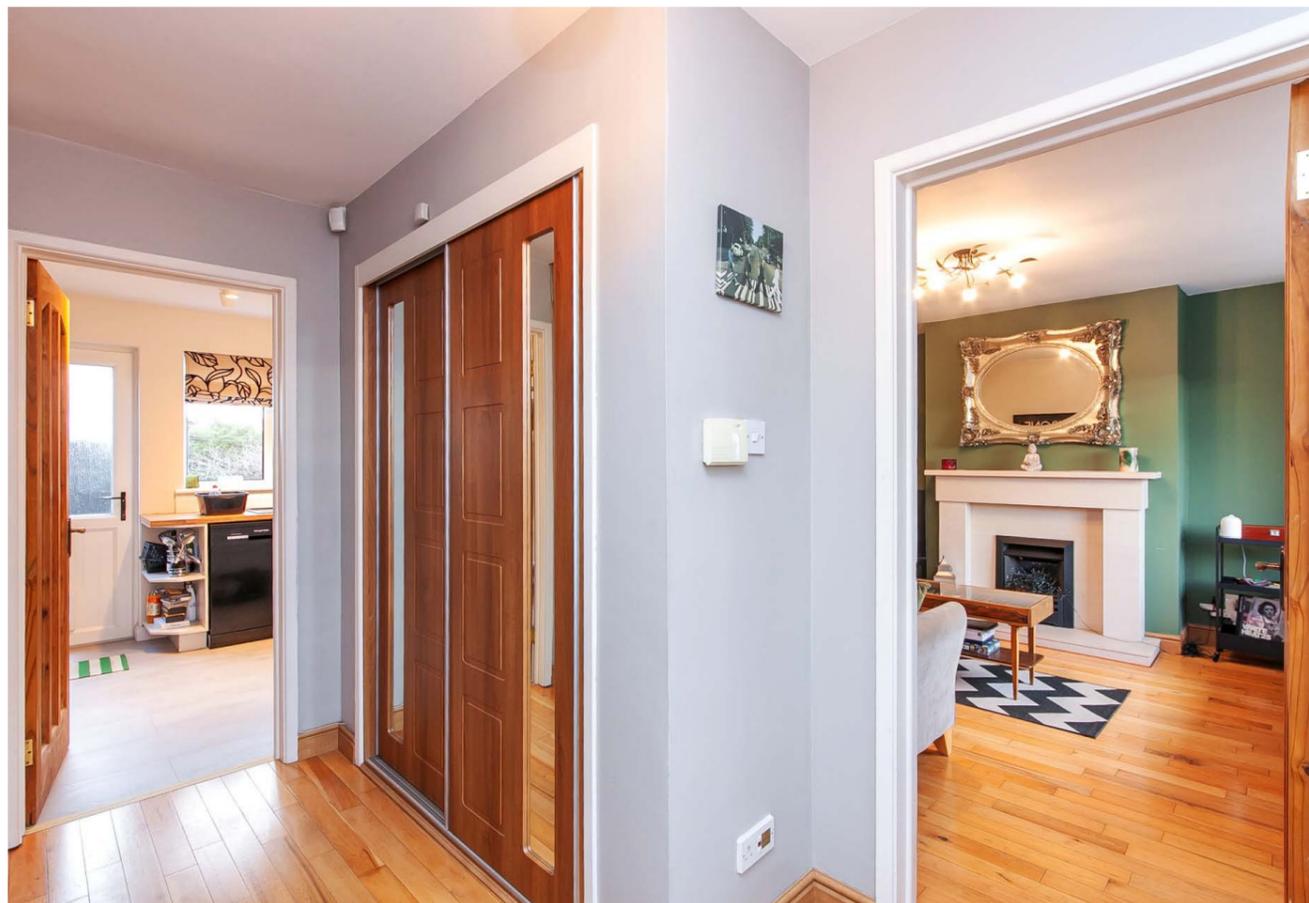
*We often host friends and family and the open-plan kitchen and dining area, leading to the private back garden, makes for the right setting. Especially in the summer, when it gets great sun in the afternoon and into the evenings, making it a space to relax, entertain and create lots of memories."*



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Living room



Living room

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

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Spacious semi detached home

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Living room with large picture window and gas fire

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Kitchen opening to dining area, kitchen with integrated appliances and access to rear garden

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Three bedrooms

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Main bathroom with white suite

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Gas fired central heating

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PVC double glazed windows

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Tarmac driveway with parking for three cars

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Fully enclosed rear gardens

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Ideally located to access Belfast City Centre which is only 4.5 miles away

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The renowned Lesley Forestside Shopping Complex is only five minutes away

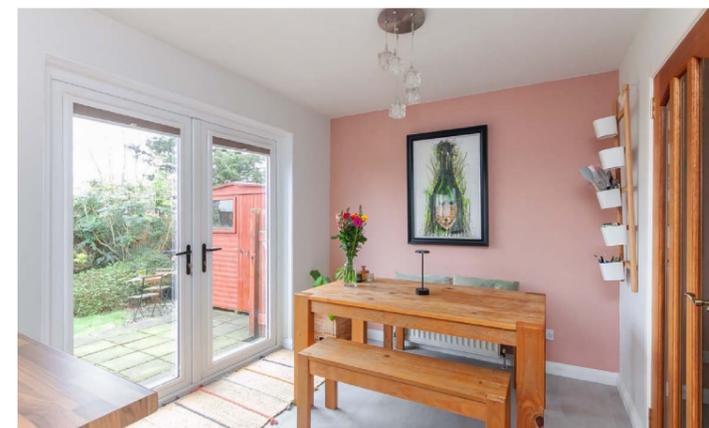
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An array of local amenities including schools such as Lagan College are all close to hand

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Kitchen opening to living and dining



*The property comprises...*

**Ground Floor**

PVC double glazed door leading to:

**ENTRANCE HALL**

Concealed storage with sliding doors, solid oak strip flooring, staircase to first floor with open storage under.

**LIVING ROOM**

**13' 11" x 12' 9" (4.24m x 3.89m)**

Stone fireplace with matching hearth, gas inset, solid wooden floor, double glazed doors to:

**KITCHEN OPEN TO LIVING AND DINING**

**21' 5" x 8' 8" (6.53m x 2.64m)**

Extensive range of high and low level cream cabinets with arca style wood tops, one and a half sink unit with mixer tap, four ring ceramic hob, Hotpoint under oven, space for fridge freezer, integrated dishwasher, part tiled walls, under unit lighting, breakfast bar area, laminate flooring, double French doors to garden plus service door.



Main bedroom

**First Floor**

**LANDING**

Hotpress with Worcester gas boiler. Access to roofspace.

**MAIN BEDROOM**

13' 11" x 10' 0" (4.24m x 3.05m)

**BEDROOM (2)**

13' 1" x 8' 10" (3.99m x 2.69m)

Exposed timber floor including built-in wardrobe.

**BEDROOM (3)**

8' 0" x 7' 10" (2.44m x 2.39m)

Plus built-in wardrobes.

**BATHROOM**

7' 11" x 5' 8" (2.41m x 1.73m)

White suite comprising panelled bath with mixer tap, Mira Sport electric shower, low flush wc, pedestal wash hand basin, part tiled walls, ceramic tiled floor.

**Outside**

Tarmac driveway with parking for three cars.

Gardens to the front laid in lawns and flowerbeds. To the rear are fully enclosed garden laid in lawns and large patio area.

Two sheds, one plumbed for a washing machine.



Bedroom 2



Bedroom 3



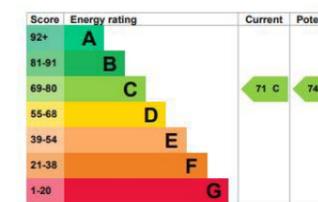
Main bathroom



THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

**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

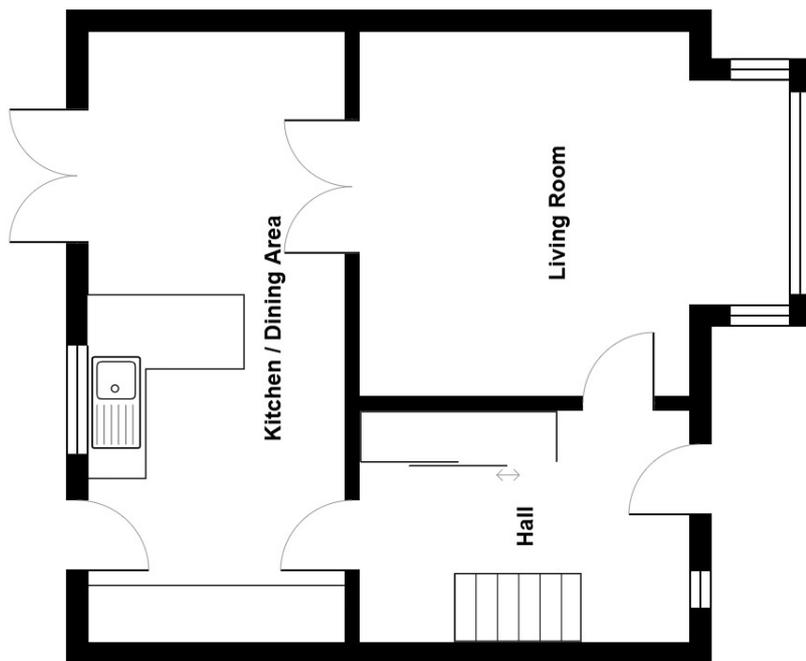
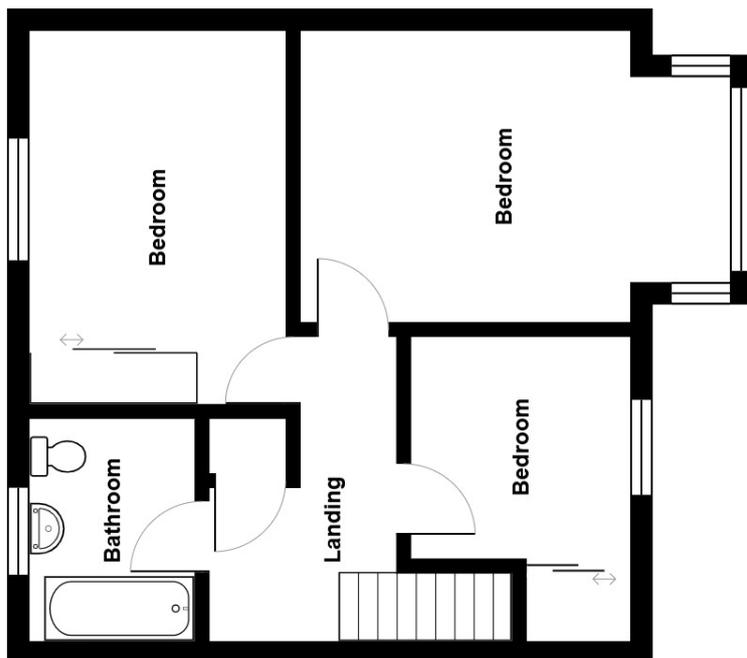
Ground Rent - £40 per annum

**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 2025/2026 £1,175.00

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

*Location:* Travelling towards Newtownbreda from Lesley Forestside Shopping Complex on the A24 (Saintfield Road) take your third left into Newtown Park continue through the roundabout onto Ballymaconaghy Road, first right into Windermere Road, No 101 will be c.500 yards on your right.



**RODGERS  
&  
BROWNE**

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EXPERIENCE | EXPERTISE | RESULTS

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