

RODGERS & BROWNE

SALE AGREED

7 Bridge Street,
Killyleagh, BT30 9QN

offers over £200,000



The Owner's Perspective...

"Our family has lived in this house since it was built in 1906, and it has been a constant presence through several generations. The garden has always been an important part of our lives, whether tending to it, spending time outdoors, or hosting gatherings in the summer months. The mature apple trees have been here for decades and still produce reliably each year. I will particularly miss the walks along Strangford Lough, only a short distance from the house, which have long been part of my routine. After many years, it is now the right time to pass the property on, and I hope it will serve its next owners as well as it has served us."



76 High Street, Hollywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing Room



Kitchen with Dining Area



The facts you need to know...

Built in 1906 and occupied by the same family since, this is a deceptively spacious renovated mid-terrace house

Drawing room, with doors opening into the kitchen with casual dining area

Two double bedrooms, main bedroom with views of Strangford Lough

Family bathroom with four piece suite

Oil fired central heating and pvc double glazed windows and doors

Mature, enclosed, south-facing garden to the rear with winding path and spaces to relax and enjoy the tranquil surroundings

Former detached garage converted into additional accommodation to include a living room with wood burning stove and including a kitchenette, shower room and sunroom/bedroom

Located a short walking distance from Killyleagh's bustling town centre, Killyleagh harbour and the Strangford Lough shoreline

Wiring for home entertainment system

Ready for immediate purchase with no chain involved

Viewing highly recommended

Very convenient to Belfast, City Airport, Bangor, Holywood and Newtownards



Main Bedroom



Bedroom Two



Bathroom

The property comprises...

Ground Floor

Half glazed PVC front door to:

DRAWING ROOM

19' 3" x 13' 4" (5.87m x 4.06m)

Stone fireplace and surround with open fire, granite hearth and horseshoe surround, radiator cover, low voltage lighting, open tread staircase to first floor. Glazed double doors to:

KITCHEN/DINING

13' 3" x 12' 0" (at widest points) (4.04m x 3.66m)

Extensive range of high and low level grey shaker style units including feature glazed display units with laminate worktops and under unit lighting, stainless steel single drainer sink unit with mixer tap, Bosch under oven and four ring hob with stainless steel fan above, part tiled walls, tiled floor, low voltage lighting. Half glazed PVC door to outside.

First Floor

LANDING

Beautiful high ceiling. Light ash spindles, treads and handrails, Velux window.

BEDROOM (1)

12' 9" x 11' 5" (at widest points) (3.89m x 3.48m)

Feature vaulted ceiling, Juliet balcony with double glazed double doors, low voltage lighting. Views of Strangford Lough.

BEDROOM (2)

10' 4" x 8' 11" (3.15m x 2.72m)

Plus built-in wardrobes

Access to floored roofspace with power supply. Built-in wardrobes with sliding mirrored doors, and insulated copper cylinder.

BATHROOM

10' 10" x 6' 8" (3.3m x 2.03m)

Four piece white suite comprising panelled bath with mixer tap and handheld telephone shower attachment, shower cubicle with marble effect pvc panelling and Mira Sport electric shower unit, pedestal basin with mixer tap, low flush wc, vinyl wood effect flooring, chrome heated towel radiator, low voltage lighting, extractor fan.



Former Garage

Outside

FORMER DETACHED GARAGE
21' 1" x 11' 11" (6.43m x 3.63m)
 Including shower-room and kitchen.

Double glazed entrance door.

LIVING AREA
 Multi-fuel burning stove with slate hearth, radiator cover. Loft access.

KITCHENETTE
 Range of high and low level units, laminate worktops, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine.

SHOWER ROOM
 Three piece white suite comprising corner shower cubicle with marble effect pvc panelling and Mira Sport electric shower units, pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, low voltage lighting, extractor fan.

SUNROOM/BEDROOM
9' 10" x 12' 4" (3m x 3.76m)
 Tiled floor, vaulted ceiling. Double glazed double doors to sun terrace.

OUTSIDE
 Excellent storage area to the front of the annexe, with roller door, and oil fired boiler within.

GARDENS
 Extensive, south-facing mature gardens to rear with raised flowerbeds, shrubs and apple trees. Garden shed.



Bedroom / Sunroom



Kitchenette



Extensive Gardens

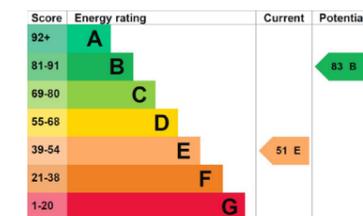
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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

Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Mobile Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. 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 2025 /2026 is £964.82.

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

Location

Travelling through Killyleagh on Cross Street turn onto Shore Street, which continues on to Bridge Street. Number 7 is on the right hand side.



Floor plan



All measurements are approximate and for display purposes only

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&
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76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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