



The Owner's Perspective...

"Cherryhill Road is an extremely convenient location just a short walk from many local shops and amenities. The Upper Newtownards Road and the nearby Park and Ride provide ease of access to Belfast and, closer to home, Stormont and Ballyhackamore which are both just a few stops away. There are also many leisure and entertainment opportunities with Dundonald Ice Bowl and Eastpoint Entertainment Village. For some time away from it all and a trip to the beach, Holywood is just a ten minute drive, as is Newtownards. There are also a number of school options in the vicinity including primary, secondary and grammar.

No. 47 is a bright and peaceful home. The sunny back garden is a great space to enjoy fun days with the family or a barbecue with friends. There is ample space for everyday living and entertaining. We have had great times here. It's a great place!"





Living room



Living room



Entrance hall

The facts you need to know...

A tastefully modernised and extended three bedroom semi-detached house ready to move into, with no onward chain

Thoughtfully designed rear ground floor extension adds valuable living space without compromising the outside space

Modern kitchen with integrated appliances and casual dining area, a lovely space to enjoy breakfast in the morning with access to the bright south facing patio and garden

Bright and airy open-plan living/dining area

Additional reception room ideal as a playroom, home office or snug, with direct access to rear patio

Three bedrooms, one with built-in wardrobe

Modern bathroom with white suite

South facing rear garden is fully enclosed with lawn and patio area, perfect for sunny days, family play, and outdoor entertaining

Double glazing throughout. Gas Fired central heating. Rewired and replumbed approximately five years ago

Detached garage offers additional storage

Situated in a prime location with a short walk to local schools, shops, parks, the Ulster Hospital and a variety of public transport options including the Glider



Kitchen/dining



Playroom/study

The property comprises...

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

Double glazed front door provides access to hallway. Laminate flooring. Under stairs storage with gas boiler.

LIVING/DINING

20' 0" x 9' 8" (at widest points) (6.1m x 2.95m)
Laminate flooring. Sliding door to:

KITCHEN/DINING

19' 0" x 7' 3" (5.79m x 2.21m)
Contemporary kitchen with extensive range of high and low-level shaker style cabinets and marble effect laminate worktops. Integrated eye level electric oven and four ring ceramic hob with black chimney cooker hood and extractor fan above, integrated dishwasher, integrated 70/30 fridge freezer, composite single drainer sink with spray pull-out tap and plumbed for washing machine. Part tiled walls and exposed brick. Laminate flooring. Variety of lighting options. Space for casual dining with double glazed doors to patio and garden.

SITTING ROOM

8' 9" x 8' 5" (2.67m x 2.57m)
Laminate flooring. Double glazed door to rear patio.



Main bedroom

First Floor

LANDING

Access to floored roofspace with velux window and electricity supply.

BEDROOM (1)

10’ 10” x 7’ 10” (3.3m x 2.39m)

BEDROOM (2)

8’ 10” x 8’ 10” (2.69m x 2.69m)

BEDROOM (3)

4’8” (1.42m) (extending to) 8’0” x 7’ 10” (2.44m x 2.39m)
L shaped room with built-in wardrobe with hanging rail.

BATHROOM

7’ 0” x 5’ 9” (2.13m x 1.75m)
Three-piece contemporary white suite comprising corner panelled bath with thermostatically controlled shower unit and over drencher shower and handheld shower attachment, low flush wc, wash hand basin with mixer tap and tiled splashback, low voltage lighting, laminate flooring.

Outside

Walled enclosed front garden with lawn and driveway leading to garage with mains power.

Fence enclosed south facing garden to the rear laid in lawn and paved patio areas with mains powered patio lighting and garage access.

DETACHED GARAGE



Bedroom two



Bedroom three



Bathroom

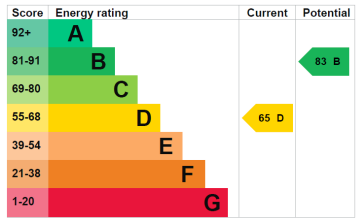


Patio area

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	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)	
Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Telephone	GOOD COVERAGE
Broadband and speed	Ultrafast 1800 Mbps 220 Mbps

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: Leasehold, with ground rent £30 per annum

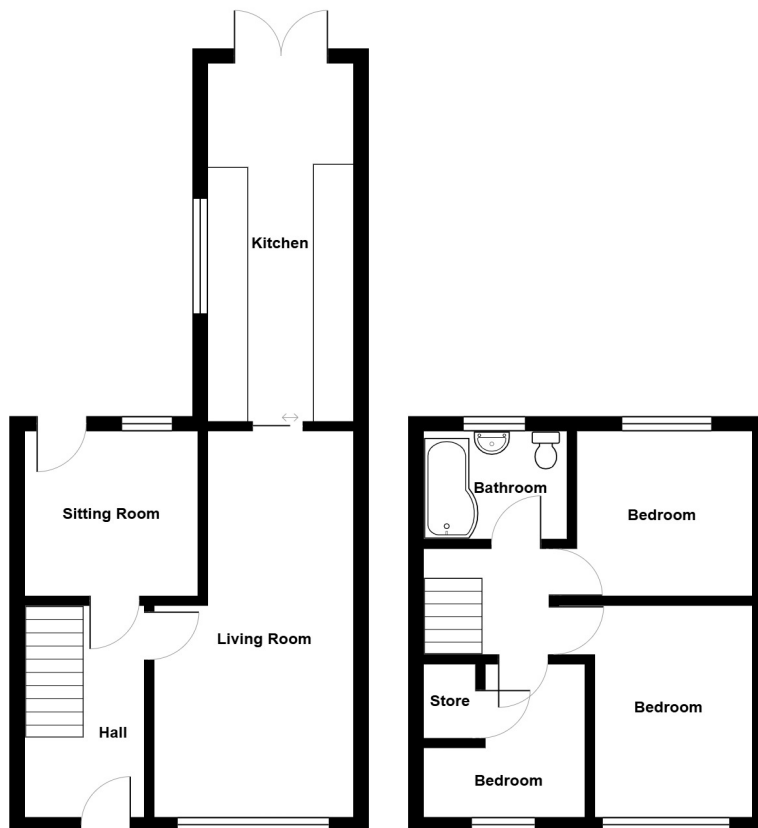
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 £909.80

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

Location

Travelling from Dunlady Road, turn right on to Canberra Park which becomes Cherryhill Road, and No 47 is on the left-hand side.



Total Area: 74.2 m² ... 798 ft²

All measurements are approximate and for display purposes only

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