



## *The Agent's Perspective...*

"Designed and constructed in 2002 this is a bright, contemporary, detached home which offers a large private rear garden, only minutes from Holywood town centre.

The accommodation is flexible to suit most needs with a ground floor bedroom and adjoining shower room ideal for an extended family. the rooms are generous and extend to almost 2,500 sq.ft.

Being close to Seahill, there are excellent schools nearby and also a train station providing easy access to Belfast and Bangor.

Modern brick construction and self-coloured aluminium windows and doors keep maintenance to a minimum and with double glazing, solar panels and backup battery installed, this also makes this excellent home a very practical choice".







Dining room



Ground floor bedroom (4) next to shower room



Living room overlooking terrace and gardens



Living room with floor to ceiling picture windows also door to kitchen

*The facts you need to know...*

Contemporary detached villa c. 2002

Four bedrooms, two receptions rooms c. 2474 sq ft

Large kitchen with space for dining

Utility room and pantry

Large private sheltered rear garden - total site c.0.4 acre

Self-coloured aluminium double glazing

uPVC eaves and soffits

Beam central vacuum system

Very popular and convenient location - close to schools and train station

Gas fired underfloor central heating

PV electricity generating solar panels with storage battery

Integral garage with electric door

Cloakroom, ground floor shower room, ensuite shower room and family bathroom

Bright interior

Large main bedroom with fitted walk-in dressing room and ensuite

Parking for several cars, boat or caravan

Excellent C78 energy rating





Bright kitchen, casual dining and sitting area



Casual dining with door to terrace and barbecue area



Kitchen sitting area with lovely garden views



Fitted utility room leading to pantry

## *The property comprises...*

### **GROUND FLOOR**

Cream aluminium double glazed front door and side panel.

**ENTRANCE PORCH:** Ceramic tiled floor, double timber glazed inner doors to:

**ENTRANCE HALL:** Ceramic tiled floor.

**CLOAKROOM/SHOWER ROOM** White suite comprising low flush wc, floating wash hand basin, part tiled walls, fully tiled shower cubicle, thermostatically controlled shower unit, extractor fan, marble effect tiled floor.

**LIVING ROOM: 15' 9" x 14' 9"** (4.8m x 4.5m) Floor to ceiling picture windows looking onto terrace and garden, door to kitchen.

**DINING ROOM: 13' 3" x 10' 0"** (4.04m x 3.05m)

**LARGE KITCHEN AND DINING AREA 23' 0" x 16' 9"** (7.01m x 5.11m) Extensive range of beech high and low level cupboards, stainless steel handles, polished granite worktops, centre island, twin stainless steel sinks with mixer tap, Fisher & Paykel stainless steel double ovens, part tiled walls, Karndean slate effect tiled floor, Fisher & Paykel double dishwasher, stainless steel fridge freezer, five ring stainless steel gas hob, cooker canopy and extractor fan. Floor to ceiling picture window overlooking rear garden. Door to terrace.

**UTILITY ROOM: 12' 9" x 7' 3"** (3.89m x 2.21m) Extensive range of matching high and low level cupboards, granite effect laminate worktops, AEG washing machine, Zanussi condensing dryer. One and a half tub single drainer stainless steel sink unit with mixer tap, part tiled walls, Karndean slate effect tiled floor. Aluminium double glazed door to outside.

**CLOAKROOM: 5' 6" x 3' 10"** (1.68m x 1.17m) Comprising low flush wc, pedestal wash hand basin, extractor fan, Karndean slate effect tiled floor.

**PANTRY 9' 6" x 5' 10"** (2.9m x 1.78m) Utilities cabinet, shelves and worktop. Access to integral garage.

**BEDROOM (4): 11' 9" x 11' 3"** (3.58m x 3.43m) Including double built-in wardrobe. Adjacent to shower room. Floor to ceiling window.

Staircase in painted spindles and pine handrail to:





Spacious main bedroom (1)

FIRST FLOOR

**BEDROOM (1): 19’ 0” x 16’ 3”** (5.79m x 4.95m) Floor to ceiling bay window with views over garden to Belfast Lough.

**FITTED DRESSING ROOM 9’ 9” x 9’ 0”** (2.97m x 2.74m) Including extensive range of built-in wardrobes, built-in cupboards, built-in drawers. Leading to:

**ENSUITE SHOWER ROOM: 9’ 3” x 5’ 6”** (2.82m x 1.68m) White suite comprising low flush wc, bidet, vanity unit wash hand basin, large fully tiled shower cubicle with thermostatically controlled shower unit, Karndean marble effect tiled floor, extractor fan.

**BEDROOM (2): 16’ 0” x 12’ 9”** (4.88m x 3.89m) Vanity unit wash hand basin, floor to ceiling window.

**BEDROOM (3): 16’ 0” x 12’ 9”** (4.88m x 3.89m) Floor to ceiling window with views over garden to Belfast Lough.

**BATHROOM: 9’ 6” x 7’ 3”** (2.9m x 2.21m) White suite with feature circular window comprising panelled bath with thermostatically controlled shower unit over, floating wash hand basin, low flush wc, part tiled walls, tiled floor. Shelved hotpress hot water cylinder. Extractor fan.

**LANDING:** Shelved storage cupboard.

**ROOFSPACE:** Floored, insulated, wooden ladder.

**INTEGRAL GARAGE: 18’ 3” x 8’ 10”** (5.56m x 2.69m) Electric up and over door. Light and power. Gas fired central heating boiler, pressurised system. Beam Vacuum.

OUTSIDE

Pavor driveway and parking/turning space for several cars.

Sheltered sun terrace, pink flags. Storage below. Power point.

Double timber gates to flagged parking space for boat, caravan. Flagged patio. Water tap. Automatic flood lighting.

Enclosed extensive mature garden to rear laid in lawns, flowerbeds, shrubs, borders, fencing and hedges.

Aluminium green house.



Fitted walk through dressing room



En suite shower room



Bedroom (2)



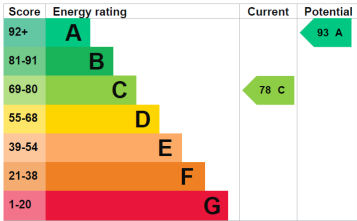
Bedroom (3)

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	MAINS SUPPLY
Mains gas	VARIOUS SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIOUS PROVIDERS
Mobile Telephone	VARIOUS PROVIDERS EE HAS BEST COVERAGE
Broadband and speed	UP TO 10000 MBPS UPLOAD AND DOWNLOAD

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 9900 years from 7 June 1960 at £25 p.a.

**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 c.£3,624.44

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

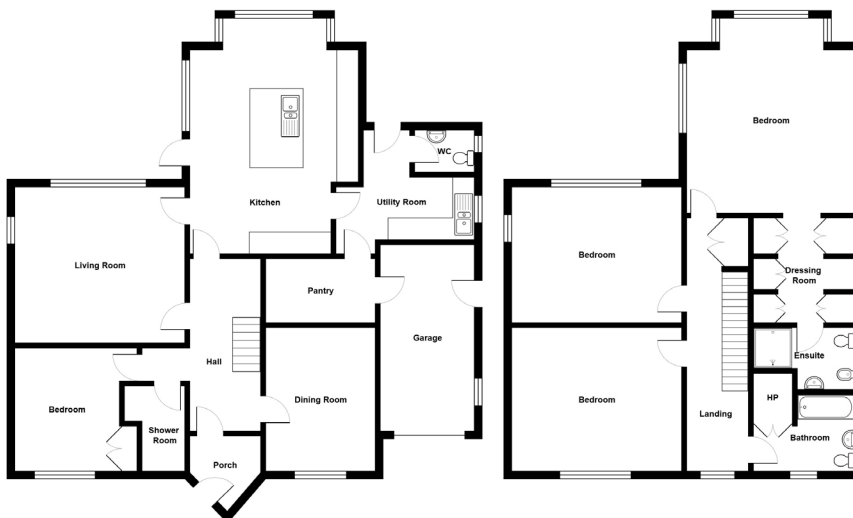


## Location

Heading towards Bangor from Belfast, Glenraig Park is on left hand side opposite Larch Hill. It is a long avenue with access at both ends.



## Floor plan



Total Area: 229.8 m<sup>2</sup> ... 2474 ft<sup>2</sup>  
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.

EXPERIENCE | EXPERTISE | RESULTS