

RODGERS & BROWNE

2 Kinnegar Close, Kinnegar Drive,
Holywood, BT18 9JH

offers around £265,000



The Owner's Perspective...

"We have very much enjoyed living here for the past few years. The location is great for coastal walks or to the shops and restaurants in Holywood. It's also just a few minutes' walk to the train station. With the kids moving to different stages in their lives we think it's also time for a change and are sad to leave this very quiet but highly accessible location."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

- Modern three storey townhouse
- Three bedrooms two reception rooms
- Walking distance of sea shore, train station and Hollywood town centre via subway
- Oak effect uPVC double glazing
- Easily maintained exterior
- Sunny rear garden
- Flexible interior layout to suit most needs
- Gas fired central heating
- Off-street parking
- Ideal for professional person, couple or young family
- Also suit as ‘lock and leave’ home for those spending time abroad
- Above average energy efficiency



First floor living room with raised cast iron corner fireplace



Dining kitchen leading out to sunny rear garden



Contemporary shower room

The property comprises...

GROUND FLOOR

- Hardwood panelled front door
- ENTRANCE PORCH:** Laminate flooring

STUDY / HOME OFFICE / DINING ROOM OR TV ROOM 12' 9" x 10' 6" (3.89m x 3.2m) Laminate flooring

DINING KITCHEN 12' 9" x 10' 0" (3.89m x 3.05m) Single drainer stainless steel sink unit, mixer taps, extensive range of high & low level cupboards, laminste worktops, under oven, four ring stainless steel gas hob, cooker canopy, plumbed for washing machine, tiled walls, tled floor, space for breakfast table and chairs, Double double glazed French doors to sunny rear garden.

FIRST FLOOR

LIVING ROOM: 17' 0" x 10' 6" (5.18m x 3.2m) Corner cast iron gas fire on raised slate hearth, laminate flooring.

BEDROOM (3): 7' 6" x 6' 9" (2.29m x 2.06m)

SHOWER ROOM: 9' 0" x 7' 0" (2.74m x 2.13m) White suite, low flush wc, pedestal wash hand basin, fully tiled walls, large fully tiled shower cubicle with drench shower, tiled floor, extractor, chrome heated towel radiator

STORE ROOM 6' 3" x 3' 9" (1.91m x 1.14m)

SECOND FLOOR

BEDROOM (1): 17' 0" x 13' 6" (5.18m x 4.11m) Laminate flooring

BEDROOM (2): 17' 0" x 7' 0" (5.18m x 2.13m) plus 7'6" x 3'9"(2.29m x 1.14m). Laminate flooring, twin double glazed Velux windows.

OUTSIDE
Tarmac parking space.

Sunny rear garden in lawns and fencing.

Location

From The Esplanade take first left into Kinnegar Drive and then first right is Kinnegar Close

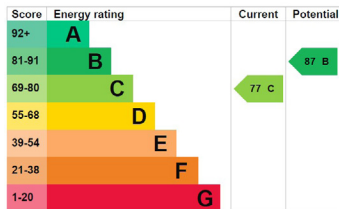
Additional information

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 rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

Leasehold

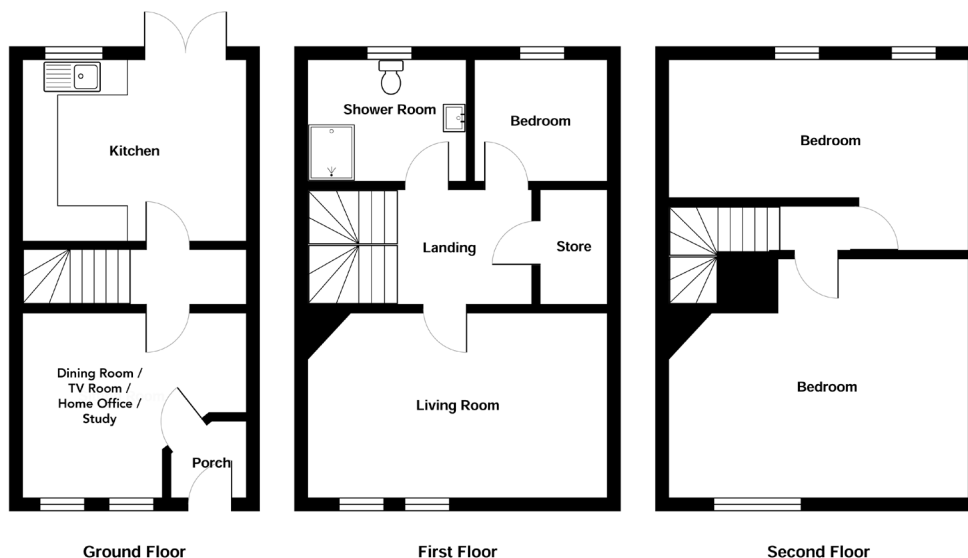
RATES

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. £ 1383.01

VIEWING

By appointment with **RODGERS & BROWNE**.



Total Area: 108.4 m² ... 1167 ft²

All measurements are approximate and for display purposes only



Sales Lettings Property Management

EXPERIENCE | EXPERTISE | RESULTS

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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.