

RODGERS & BROWNE



22 Massey Park, Off Massey Avenue
Belmont, East Belfast, BT4 2JX

offers around £750,000



The Owner's Perspective...

"We have lived here for 21 years, in this time we have extended and renovated to suit our family needs.

The location has been superb with being positioned at the end of a cul de sac which has worked very well for our children and also having a larger garden than many which catches the sunshine all day.

The benefit of the location has been access to Schools, Stormont Grounds and The George Best City Airport for my work"



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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Dining room



Entrance hall

The facts you need to know...

Superb, detached family home located at the end of a quiet cul de sac in the renowned Massey Park setting

Cherry wood kitchen with granite worktops and a feature cream oil fired Aga opening to breakfast area

Separate utility room

Drawing room with contemporary gas fireplace

Spacious dining room, family room and study

Four bedrooms, guest bedroom with ensuite

Contemporary bathroom suite

Anthracite PVC Double glazed windows, Gas central heating

Extending to c. 3,350 sq ft

Double attached garage with twin electric up and over doors

Full planning permission had been granted to extend the property if required Planning Ref Number LA04/2018/2512/F

Spacious corner site extending to c. 0.4 acre incorporating lawns, mature borders and patio areas

Close proximity to Stormont grounds, The George Best City Airport and Belfast City centre

Enclosed driveway with parking for four cars



Family room



Family room with French doors to patio



Family room



Cloakroom

The property comprises...

GROUND FLOOR

Panelled door leading to:

ENTRANCE PORCH

Ceramic tiled floor, low voltage lighting. Access to integral garage, glazed door to:

ENTRANCE HALL

Ceramic tiled floor, low voltage lighting, staircase leading to first floor.

CLOAKROOM

Low flush wc, pedestal wash hand basin, partly tiled walls, ceramic tiled floor, low voltage lighting, extractor fan.

DRAWING ROOM

21' 5" x 12' 8" (6.53m x 3.86m)

Contemporary glass fronted gas fire with stone surround, PVC glazed door to patio area.

DINING ROOM

17' 9" x 13' 0" (5.41m x 3.96m)

Solid oak wooden floor, view of the garden.



Kitchen



Kitchen open to casual dining and breakfast area



Kitchen with cream oil fired Aga



Study

The property comprises...

GROUND FLOOR

KITCHEN

13' 9" x 10' 5" (4.19m x 3.18m)

Range of high and low level solid Cherry wood units, under unit lighting, wine rack, cream oil fired Aga, four ring NEFF hob with NEFF extractor and NEFF under oven, integrated dishwasher, Franke inset sink unit with composite stone worktop, pelmet lighting, low voltage lighting, space for American fridge freezer, partly tiled walls, ceramic tiled floor. Open to:

BREAKFAST AREA

19' 8" x 10' 5" (5.99m x 3.18m)

Ceramic tiled floor, low voltage lighting.

FAMILY ROOM

16' 1" x 11' 8" (4.9m x 3.56m)

Solid pine floor, French doors to patio area.

UTILITY ROOM

11' 10" x 11' 1" (3.61m x 3.38m)

Range of high and low level units, laminate worktop, space for washing machine and tumble dryer, half bowl sink unit with mixer tap, ceramic tiled floor, partly tiled walls, Worcester gas fired central heating boiler. Service door to rear.

STUDY

11' 1" x 5' 11" (3.38m x 1.8m)

Solid pine floor.



Main bedroom



Guest bedroom



Ensuite shower room



Luxury bathroom



Bedroom three

The property comprises...

FIRST FLOOR

LANDING

Light by double glazed stain glass window. Access to roofspace.

MAIN BEDROOM

11' 10" x 11' 5" (3.61m x 3.48m)

Solid oak wooden floor, cornice ceiling, picture rail.

GUEST BEDROOM

12' 2" x 11' 6" (3.71m x 3.51m)

Solid oak wooden floor, picture rail.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle with Mira electric shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls.

BEDROOM (3)

11' 6" x 10' 5" (3.51m x 3.18m)

Picture rail and cornice ceiling.

BEDROOM (4)

9' 11" x 7' 5" (3.02m x 2.26m)

Solid oak wooden floor.

LUXURY BATHROOM

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

White suite comprising panelled bath with swan neck tap and mixer tap, fully enclosed shower unit with thermostatically controlled shower over drencher and telephone hand shower, half pedestal wash hand basin and mixer tap with feature floor to ceiling splash back, low flush wc, ceramic tiled floor, fully tiled walls, chrome towel rail, low voltage lighting, airing cupboard.

Outside

ATTACHED MATCHING DOUBLE GARAGE

26' 5" x 19' 11" (8.05m x 6.07m)

Twin electric up and over doors, light and power, sink and built-in units.

GARDENS

Extensive gardens laid in lawns and surrounded by mature borders.

Outside tap, outside light, outside power.

Tarmac driveway to the front with border flowerbeds, parking for four cars.



Private rear garden



For identification purposes only and not to scale



South facing



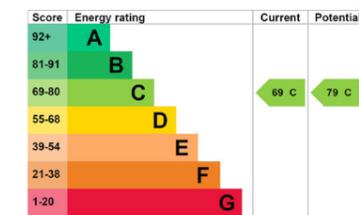
Raised south facing patio area



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

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

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 £3,837.20

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

Location

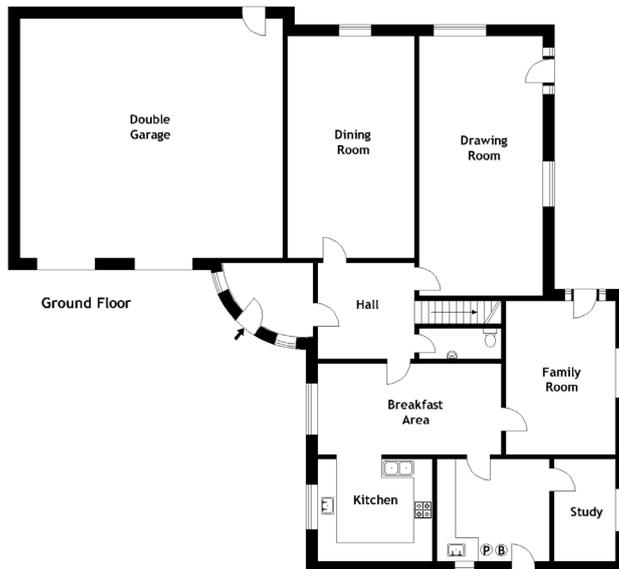
Travelling from Campbell College towards the countryside follow the Belmont Road until it turns to Massey Avenue, pass Castlehill Road on your right and Massey Park is your next left. Once On Massey Park continue to the very end and No 22 will be in front of you.

Floor plan

22 Massey Park, Belfast Approx. Gross Internal Area 3,350 Sq.Ft



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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&
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