

RODGERS & BROWNE

78 Isoline Street
Belfast, BT5 5GF

offers over £125,000



The Agent's Perspective...

This charming property is the perfect base for city living. Belfast city centre is only minutes away, with shops, cafes, parks and excellent bus routes all practically on the doorstep.

Inside, the house is modern and easy to live in. The bright living spaces, contemporary kitchen and bathroom and gas heating make it comfortable all year round.

The house has been well looked after and is chain-free, ready for someone to move straight in.

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living Room



Entrance hall

The facts you need to know...

Charming mid terrace two bedroom property

Located close to the shops and amenities of Castlereagh Road

Living room with dining area

Contemporary kitchen with additional rear porch

First floor bathroom with modern white suite

Two well proportioned bedrooms

Gas fired central heating system

PVC double glazed windows and doors

Enclosed yard to the rear

Only minutes from the main Upper Newtownards Road with access links to Belfast City Centre via the Glider

Connswater retail complex only a five minutes walk

An ideal rental investment or for a first time buyer wanting to get onto the property ladder



Kitchen



Kitchen



Utility porch

The property comprises...

GROUND FLOOR

Half glazed PVC front door.

ENTRANCE HALL

Laminate flooring. Stairs to first floor.

LIVING ROOM WITH DINING AREA

19' 4" x 10' 6" (at widest points) (5.89m x 3.2m)

Laminate flooring, step down to:

KITCHEN

12' 8" x 5' 7" (3.86m x 1.7m)

Range of high and low level units and laminate worktops, integrated electric oven and four ring hob with stainless steel chimney extractor hood above, single drainer stainless steel sink unit with mixer tap, space for washing machine. Under stairs storage cupboard. Door to:

REAR PORCH

6' 6" x 4' 8" (1.98m x 1.42m)

Part tiled walls. PVC double glazed door to rear yard.



Bedroom one

First Floor

LANDING

Roofspace access.

BATHROOM

7’ 0” x 5’ 10” (2.13m x 1.78m)

Three piece white suite comprising panelled bath with mixer tap and overhead shower, low flush wc, wash hand basin with mixer tap and vanity unit below, extractor fan, fully tiled walls, vinyl flooring.

BEDROOM (1)

13’ 8” x 9’ 0” (at widest points) (4.17m x 2.74m)

BEDROOM (2)

9’10” x 7’10” (at widest points) (3m x 2.39m)

Cupboard with gas boiler and additional storage space below.

Outside

Enclosed rear yard. Small forecourt to the front.



Bedroom Two



Bedroom two



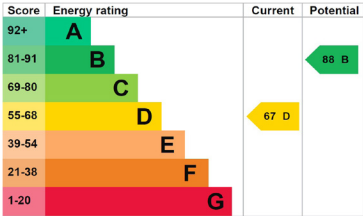
Bathroom

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)



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 TBC

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

Location

Travelling towards Belfast City Centre on Castlereagh Road, pass Tesco Superstore and Isoline Street is the fourth street on the right.



Total Area: 62.1 m² ... 668 ft²

All measurements are approximate and for display purposes only

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&
BROWNE**

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EXPERIENCE | EXPERTISE | RESULTS

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