

RODGERS & BROWNE



2 Glenview Road, Ardmore Road,
Holywood BT18 0PU

offers around £359,500



The Agent's Perspective...

"Located on an elevated, sweeping, corner site this imposing detached bungalow offers bright accommodation with a relatively open outlook and views of Belfast Lough beyond.

The living space is generous with space for dining opening into a white high gloss kitchen. Large fully opening double glazed French doors lead to a private, sheltered deck to the rear ideal for alfresco dining.

Three bedrooms are supported by a contemporary style bathroom with comforts enhanced by uPVC double glazing and gas fired central heating.



A large, attached garage could be absorbed for more space if required (subject to permissions).

Viewing highly recommended"

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Bright, spacious, living / dining area



Living / dining area out to deck and garden



Large double glazed 'French' doors to deck, barbecue area and rear garden

The facts you need to know...

Bright detached bungalow on a large, sweeping corner site

Spacious living /dining space open to kitchen

Open outlook to front with Lough views

Screened, private easily managed garden to rear with sundeck and barbecue area

uPVC double glazed

Gas fired central heating

Very popular and convenient location

Large, attached garage with conversion potential if required (subject to permissions)

Modern kitchen with extensive range of white high gloss units

Large uPVC double glazed 'French' doors to sundeck and barbecue area

Convenient to Hollywood town and easy commuting distance to Belfast by road or rail

Potential for roofspace conversion if required (subject to permissions)



Kitchen with extensive range of white high and low level units



Kitchen open to living / dining

The property comprises...

GROUND FLOOR

Glass pane front door.

ENTRANCE PORCH: Ceramic tiled floor. Glass pin inner door to:

ENTRANCE HALL: Laminate wood strip effect flooring, recessed lighting.

SPACIOUS LIVING/DINING ROOM 21' 9" x 12' 3" (6.63m x 3.73m) Fireplace with ceramic tiling and slate hearth, Baxi grate, picture window with open outlook and Lough views beyond, large double glazed fully opening French doors to deck, barbecue area and rear garden, recessed lighting. Open to:

KITCHEN: 11' 3" x 8' 9" (3.43m x 2.67m) Extensive range of white high gloss high and low level cupboards, laminate worktops, inset one and a half tub single drainer stainless steel sink unit with mixer tap, stainless steel under oven, four ring stainless steel gas hob, plumbed for dishwasher and washing machine, mosaic tiled splashback, stainless steel cooker canopy, tiled floor.



Contemporary bathroom

BEDROOM (1): 13' 6" x 8' 9" (4.11m x 2.67m) Lough views.

BEDROOM (2): 10' 3" x 9' 9" (3.12m x 2.97m) Plus built-in wardrobes. View into rear garden.

BEDROOM (3): 9' 3" x 8' 3" (2.82m x 2.51m) Lough views

CONTEMPORARY BATHROOM 7' 0" x 6' 6" (2.13m x 1.98m) White suite comprising panelled bath with mixer tap, Triton 'passion' shower over, tiled bath/shower area, floating wash hand basin with mixer tap, low flush wc, metallic ceramic tiled floor, recessed lighting.

REAR HALLWAY: Shelved former hotpress.

ROOFSPACE: Storage

OUTSIDE

ATTACHED GARAGE 22' 0" x 9' 0" (approximately) (6.71m x 2.74m) Up and over door. Power and light. Gas fired central heating boiler.

Concrete driveway. Double electric gates.

Mature gardens to front, side and rear in lawns, sheltered by hedges to rear. Screened, timber sundeck and barbecue area to rear.

Outside taps. Outside lighting. Outside power points.



Bedroom 1



Bedroom 2

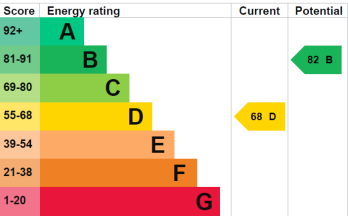


Bedroom 3

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	
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)



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 £1,669.15

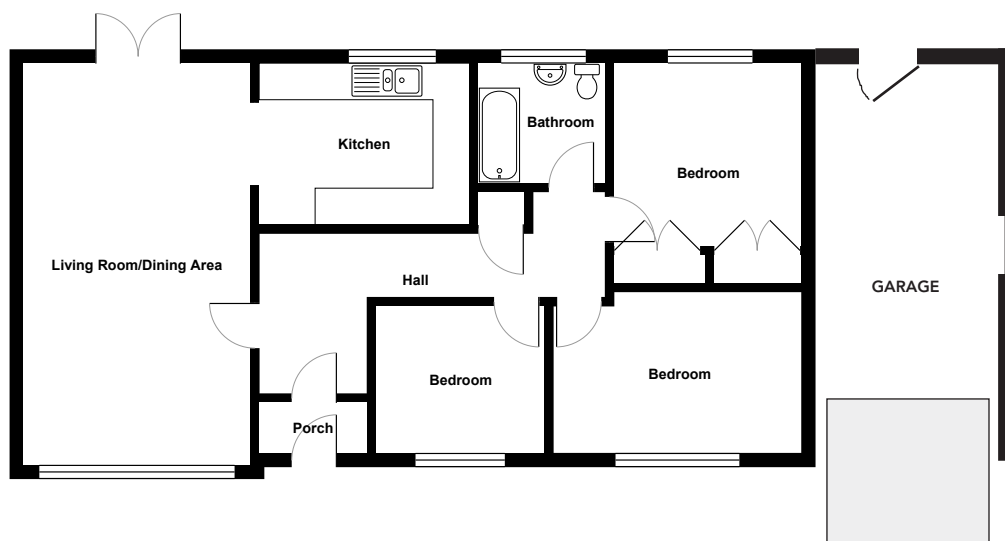
VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Turn into Ardmore Road off Croft Road and Glenview Road is approximately 350 yards on right hand side.



Floor plan



Total Area: 86.2 m² ... 928 ft²

All measurements are approximate and for display purposes only

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&
BROWNE**

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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.

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