

**RODGERS
&
BROWNE**



9 Glen Ebor Park, Off Quarry Road
Belmont, BT4 2JJ

offers over £325,000



The Agent's Perspective...

"A spacious detached bungalow situated in the highly regarded Glen Ebor Park area of East Belfast, this extended property offers excellent potential for a range of buyers seeking a home they can modernise and make their own.

Number 9 enjoys a generous plot and has been thoughtfully extended to provide flexible accommodation, ideal for both family living and those requiring additional reception or bedroom space. Internally, the property comprises a bright and welcoming entrance hall, a well-proportioned living room, and a kitchen with casual dining offering ample space for everyday living and entertaining. There are multiple bedrooms, along with a family bathroom and ensuite, all of which present an opportunity for updating to suit contemporary tastes. Externally, the property benefits from mature gardens to the front and rear, providing a private and peaceful setting

While requiring modernisation, this home represents a fantastic opportunity to create a bespoke living space in a desirable and convenient residential location, close to local amenities, schools, and transport links"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall

The facts you need to know...

Deceptively spacious detached bungalow set within a quiet cul de sac

Extended over recent years

Drawing room including open fireplace

Dining room opening to sunroom

Well equipped kitchen with integrated appliances

Three bedrooms, main with ensuite mobility shower room

Separate shower room

Gas fired central heating

PVC double glazed

PVC fascia and soffits

Gardens to the rear laid in lawns with mature borders

Single attached garage plus two stores and a gardeners toilet

Driveway with parking for two cars

Ideally located to main arterial routes and local amenities with Belmont and Ballyhackamore Village

Chain free

Priced to allow for updating



Sunroom



Kitchen with breakfast area



Dining room



Kitchen with breakfast area

The property comprises...

GROUND FLOOR

Double glazed side lights to:

ENTRANCE HALL

Access to floored roofspace. Cloaks cupboard. Hotpress.

DRAWING ROOM

19' 3" x 12' 10" (5.87m x 3.91m)

Marble fireplace and hearth, gas inset, cornice ceiling, wall lighting, glazed door to hall.

KITCHEN WITH BREAKFAST AREA

14' 1" x 8' 2" (4.29m x 2.49m)

Extensive range of high and low level white cupboards, display cabinets, breakfast bar area, laminate worktops, one and a half sink unit with mixer tap, four ring ceramic hob, extractor above, eyelevel double oven, part tiled walls, double glazed door to side.

DINING ROOM

10' 4" x 9' 9" (3.15m x 2.97m)

Dado rail, double glazed door to:

SUNROOM

11' 8" x 9' 7" (3.56m x 2.92m)

Views over the garden. Vaulted ceiling, French doors to the garden.



Main bedroom

MAIN BEDROOM

12' 11" x 10' 4" (3.94m x 3.15m)
Including built-in wardrobes.

MOBILITY ENSUITE SHOWER ROOM

9' 1" x 7' 0" (2.77m x 2.13m)
Walk-in mobility shower cubicle, Redring electric shower, heated towel radiator, low flush wc, wash hand basin, PVC panelled walls, low voltage lighting.

BEDROOM (2)

11' 2" x 10' 10" (3.4m x 3.3m)
Including built-in wardrobe.

BEDROOM (3)

9' 8" x 8' 4" (2.95m x 2.54m)
Including built-in wardrobe.

SHOWER ROOM

8' 3" x 5' 10" (2.51m x 1.78m)
Fully tiled shower cubicle with Mira Sport electric shower, low flush wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls.

Outside

ATTACHED GARAGE

18' 0" x 9' 0" (5.49m x 2.74m)
Up and over door. Light and power. Storage above.

GARDENERS TOILET/STORE

Low flush wc, wash hand basin. Gas boiler.

ADDITIONAL STORE

Rear gardens laid in lawns, mature borders and fencing, paved paths and patio area.

Front, laid in lawns, flowerbeds and concrete driveway.

Light and power. Tap.



Mobility ensuite shower room



Bedroom two



Shower room

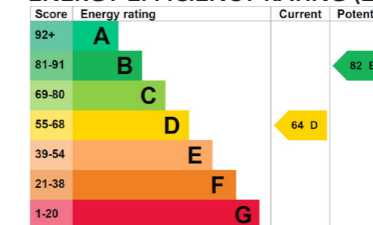


Bedroom three

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?			
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)



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 8,500 years from 12 November 1973 – ground rent £50 pa

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 2026/2027 £3,007.91

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

Location

Travelling from Campbell roundabout passing Campbell College on the Belmont Road turn left into the Old Holywood Road, continue for approximately 3/4 mile, turn right into Quarry Road, first left into Glen Ebor Park and No9 is on your right.



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