

RODGERS & BROWNE



15 Cherryhill Crescent
Dundonald, BT16 1JQ

offers over £195,000

SALE AGREED



The Owner's Perspective...

"15 Cherryhill Crescent has been an ideal home for our family. The Crescent is quiet with very little through traffic and it's proximity to shops and other amenities means that we haven't been tied to our cars. Socialising and eating out is easy with just a few short stops on the bus to Ballyhackamore, and a direct route to the city centre. Eastpoint Entertainment Village is just a short drive away, which includes an Omniplex cinema. Hollywood and Newtownards are easy commutes for a change of scene.

Number 15 is a cosy yet spacious home, with a southwest facing garden that has seen many lazy days. The office has been invaluable for home working and has protected the peace of our relaxation areas. And there was competition to claim the bright loft bedroom! We look forward to our next adventure but will miss the area when we move."



76 High Street, Hollywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



The facts you need to know...

Beautifully presented three bedroom semi-detached house set over three floors in a popular Dundonald location

Lovely open plan living and dining space with laminate flooring and double doors to the garden

Extended modern kitchen with extensive gloss cabinetry and breakfast bar, and Insinkerator hot water tap

Spacious top floor main bedroom featuring Velux windows, eaves storage and views of the Castlereagh Hills

Two additional first floor bedrooms and a dedicated home office space

Contemporary white bathroom suite with electric shower and infrared heater

South west facing enclosed private rear garden with lawn and patio, perfect for relaxing and entertaining

Detached garage with light, power and plumbing

Tarmac driveway with parking for two cars and additional space to enjoy the evening sun

PVC double glazing and modern recessed lighting throughout much of the home

Oil fired central heating system

Russound multi source, multi room sound system with ceiling mounted speakers throughout

Alarm system for house and garage

Convenient location close to Dundonald village, local schools, shops, Ulster Hospital and transport links



The property comprises...

GROUND FLOOR

ENTRANCE HALL

Glazed composite front door, laminate flooring, stairs to first floor landing.

LIVING ROOM

13' 9" x 12' 11" (4.19m x 3.94m)

Laminate flooring, feature recessed shelving. Open to:

DINING AREA

9' 0" x 7' 10" (2.74m x 2.39m)

Under stair storage cupboard with Wi-Fi router/wiring storage cabinet. Double glazed double PVC doors to garden. Glazed wooden door to:

KITCHEN

15' 5" x 7' 11" (4.7m x 2.41m)

Extensive range of high and low level cream gloss units with wood effect worktops and matching upstands and breakfast bar. Double bowl stainless steel sink unit with Geysers instant hot water tap and single drainer. Space for cooker with stainless steel extractor fan above, space for fridge freezer. Integrated dishwasher. Recessed lighting. Velux window. Glazed PVC door to outside.



First Floor

LANDING

Fixed staircase to second floor.

BEDROOM (3)

9' 2" x 8' 5" (2.79m x 2.57m)

Plus wardrobe. Laminate wooden flooring, built-in cupboards with shelving. Wall to wall wardrobes with mirrored sliding doors.

BEDROOM (2)

11' 11" x 7' 8" (3.63m x 2.34m)

STUDY/PLAYROOM

8' 1" x 5' 8" (2.46m x 1.73m)

Built-in storage cupboard with concealed power points, recessed lighting.

Second Floor

BEDROOM (1)

12' 6" x 9' 9" (at widest points) (3.81m x 2.97m)

Eaves storage, Velux windows, recessed lighting. Views of Castlereagh Hills.

BATHROOM

5' 8" x 5' 4" (1.73m x 1.63m)

Three piece white suite comprising panelled bath with mixer tap and handheld shower attachment, electric 'Mira Sport' shower unit, pedestal wash hand basin with mixer tap, low flush wc, fully tiled walls, tiled floor, recessed lighting, extractor fan, ceiling heater. Hotpress with shelving above and electric toothbrush charging point.

Outside

DETACHED GARAGE

18' 6" x 11' 4" (5.64m x 3.45m)

Plumbed for washing machine and vented for tumble dryer. Oil boiler. Light and power.

Tarmac driveway with off road parking for two cars with space to relax and enjoy the evening sun. Fence enclosed south facing rear garden laid in lawn with paved patio area and concealed PVC oil storage tank behind the garage.

Outside light. Tap.

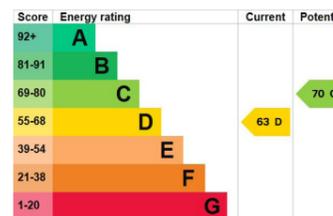


THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE	Y	N	N/A
Is there a property management company?		•	
Is there an annual service charge?			•
Any lease restrictions (no AirBnB etc) ?		•	
On site parking?	•		
Is the property 'listed'?		•	
Is it in a conservation area?		•	
Is there a Tree Preservation 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 AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
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. Ground rent £10 per annum.

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 is £1,046.27 per annum

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

Location

Travelling from Ballyregan Road, turn right on to Cherryhill Drive, second left on to Cherryhill Crescent, and number 15 is on the right hand side.



Total Area: 88.6 m² ... 954 ft²

All measurements are approximate and for display purposes only

RODGERS & BROWNE
RODGERSANDBROWNE.CO.UK

Sold
028 9042 1414

Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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.