

**RODGERS  
&  
BROWNE**

14 St. Anne's Crescent, Blacks Road,  
Finaghy / Dunmurry BT10 0PT

*offers over £275,000*



### *The Agent's Perspective...*

"Within easy reach of Belfast City centre, this three-storey townhouse is ideal for commuting.

The interior is bright, spacious and the layout is flexible to adjust to different requirements including working from home. There are four bedrooms, attractive first floor living room (overlooking rear garden) which opens into dining room via double glass doors which in turn is open to pale grey kitchen. There is a home office (former garage), cloakroom, bathroom and ensuite shower room. Comfort is enhanced by uPVC double glazing and gas fired central heating.

With enclosed rear garden, off street driveway parking and visitor parking this is a home which has all round appeal"

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EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



First floor Living room



Utility room and access to enclosed rear garden

EXPERIENCE | EXPERTISE | RESULTS

### *The facts you need to know...*

Spacious three-storey townhouse

Situated off Blacks Road, Excellent transport links to Belfast and Lisburn

4 generous bedrooms with main bedroom ensuite

Open Living room with wooden floor, fireplace and Juliet balcony overlooking enclosed rear garden

Fitted "shaker" style kitchen with integrated appliances

Gas fired central heating

uPVC double glazed windows

Separate Utility Room

Generous enclosed garden to rear with decking as barbecue area

On driveway parking and separate visitor parking

Space for home office in former garage

EXPERIENCE | EXPERTISE | RESULTS



Attractive pale grey kitchen open to dining area



Dining area



Living room fireplace

### *The property comprises...*

#### **GROUND FLOOR**

Multipoint locking double glazed front door

**ENTRANCE HALL:** pale grey wood effect laminate flooring

**HOME OFFICE 12' 3" x 9' 0"** (3.73m x 2.74m) or storage. Laminate flooring, light, power. Sliding door to gas fired central heating boiler. (Former garage)

**BEDROOM (4): 11' 9" x 11' 3"** (3.58m x 3.43m)

**UTILITY ROOM: 11' 9" x 6' 3"** (3.58m x 1.91m) Single drainer stainless steel sink unit, mixer taps, part tiled walls, range of cupboards, laminate worktops, plumbed for washing machine, space for tumble drier, uPVC double glazed door to enclosed rear garden.

**Staircase with painted spindles and handrail to:**

#### **FIRST FLOOR**

**LIVING ROOM: 17' 10" x 11' 10"** (5.44m x 3.61m) Herringbone pattern flooring, fireplace with painted timber surround, polished granite inset and hearth, piped for gas fire, double glazed inward opening French doors as Juliet balcony. Double glass doors to:

**DINING ROOM: 14' 3" x 7' 10"** (4.34m x 2.39m) pale grey timber effect laminate flooring. Open to:

**KITCHEN: 10' 6" x 9' 3"** (3.2m x 2.82m) Single drainer composite sink, mixer taps, extensive range pale grey shaker style high & low level cupboards, laminate worktops, stainless-steel under oven and four ring gas hob, cooker canopy and extractor, stainless-steel fridge and freezer with water dispenser, recessed lighting, part tiled walls, pale grey timber effect laminate flooring.

**Staircase with painted spindles and handrail to:**



Main bedroom



En suite shower room

## SECOND FLOOR

**BEDROOM (1): 13' 6" x 11' 3"** (4.11m x 3.43m) (max) built-in bench seat with storage below, wall TV point

**ENSUITE SHOWER ROOM: 7' 6" x 6' 0"** (2.29m x 1.83m) Fully tiled walls, low flush wc, pedestal wash hand basin, recessed lighting, extractor fan, large fully tiled shower cubicle, Triton T80 instant heat shower, tiled floor.

**BEDROOM (2): 12' 0" x 8' 9"** (3.66m x 2.67m) including built-in wardrobes and built-in cupboards

**BEDROOM (3): 12' 0" x 8' 9"** (3.66m x 2.67m) painted half-timber panelled walls

**BATHROOM: 6' 6" x 6' 3"** (1.98m x 1.91m) White suite comprising panelled bath, mixer taps, telephone hand shower, pedestal wash hand basin, low flush wc, fully tiled walls, recessed lighting, extractor.

**ROOFSPACE:** Folding wooden ladder, part floored, light insulated. Good storage.

### OUTSIDE

Brick pavor driveway and visitor parking.

Fenced and enclosed rear garden in stained black fencing, artificial grass and timber decking. Outside lighting.



Bedroom 3



Bedroom 2 or Dressing Room



Ground floor bedroom 4



Bathroom with white suite

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 / freehold / term / ground rent £

**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 c. £1,631.00

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

**Location:** From M1 take Dunmurry turn off to Black's Road, then second right is St.Anne's Road. Turn right then right again is St.Anne's Crescent.



*Floor plan*



Total Area: 136.1 m<sup>2</sup> ... 1465 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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