

**RODGERS
&
BROWNE**



12 Glen Ebor Park, Quarry Road,
Belmont, Belfast BT4 2JJ

offers around £325,000



The Agent's Perspective...

"Glen Ebor Park is a popular, quiet location which offers great convenience to schools, social and leisure attractions. It is also within easy commuting distance of Belfast City Centre and the airport.

Being a cul de sac, there is little traffic making it ideal for families.

Here the ground floor has been extended to provide extra living accommodation and a utility room. Further potential could be exploited with a full roofspace conversion if required (subject to permissions).

Priced to allow for some updates this must be a real opportunity to purchase a detached home in this attractive East Belfast suburb".

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Living room

The facts you need to know...

Three bedrooms, two reception rooms

Extended detached family home

uPVC double glazing

Attached garage with dry access to house

Corner site at entrance to cul de sac

Very popular and convenient location

Close to schools, parks, city centre and supermarkets

Oil fired central heating

Easily managed garden to front and rear

Development potential to first floor
(subject to permissions)



Extended dining or sitting room



Kitchen with range of high and low level cupboards

The property comprises...

GROUND FLOOR

COVERED PORCH

Mahogany effect multi point locking double glazed front door and side panels.

ENTRANCE HALL

Cloaks under stairs.

LIVING ROOM

16' 0" x 11' 10" (4.88m x 3.61m)
Slate tiled hearth, coved ceiling.

DINING OR SITTING ROOM

17' 6" x 11' 0" (5.33m x 3.35m)
View into rear garden.

KITCHEN

12' 0" x 9' 10" (3.66m x 3m)
Extensive range of oak high and low level cupboards, granite effect laminate worktops, part tiled walls, double drainer stainless steel sink unit with mixer tap, plumbed for dishwasher, space for breakfast table, uPVC double glazed door to rear garden.

REAR HALLWAY

UTILITY ROOM

8' 8" x 5' 8" (2.64m x 1.73m)
Oil fired central heating boiler, plumbed for washing machine, enamel sink.

CLOAKROOM

Low flush wc, wash hand basin, fully tiled.



Main bedroom with built-in robes

FIRST FLOOR

BEDROOM (1)

12' 0" x 11' 10" (3.66m x 3.61m)

Built-in wardrobes, built-in cupboards, built-in drawers, dressing table.

BEDROOM (2)

11' 10" x 11' 0" (3.61m x 3.35m)

BEDROOM (3)

12' 0" x 10' 0" (3.66m x 3.05m)

Built-in wardrobe.

BATHROOM

8' 3" x 6' 0" (2.51m x 1.83m)

Coloured suite comprising panelled bath, Redring instant heat shower over, pedestal wash hand basin, low flush wc, fully tiled, medicine cabinet.

LANDING

Shelved hotpress with lagged copper cylinder, Willis water heater. Aluminium ladder to:

ROOFSpace

Floored, insulated, light and power. Double glazed Velux windows.

OUTSIDE

ATTACHED GARAGE

17' 6" x 9' 0" (5.33m x 2.74m)

Up and over door. Light and power. Inspection pit. Door to rear hall and house.

Easily managed garden to front and rear in lawns, flowerbeds, shrubs, fencing and hedges.

uPVC oil tank.



Bedroom 2



Bedroom 3



Bathroom



Cloakroom

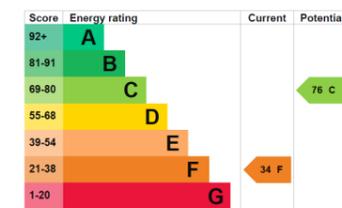
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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	NO
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.

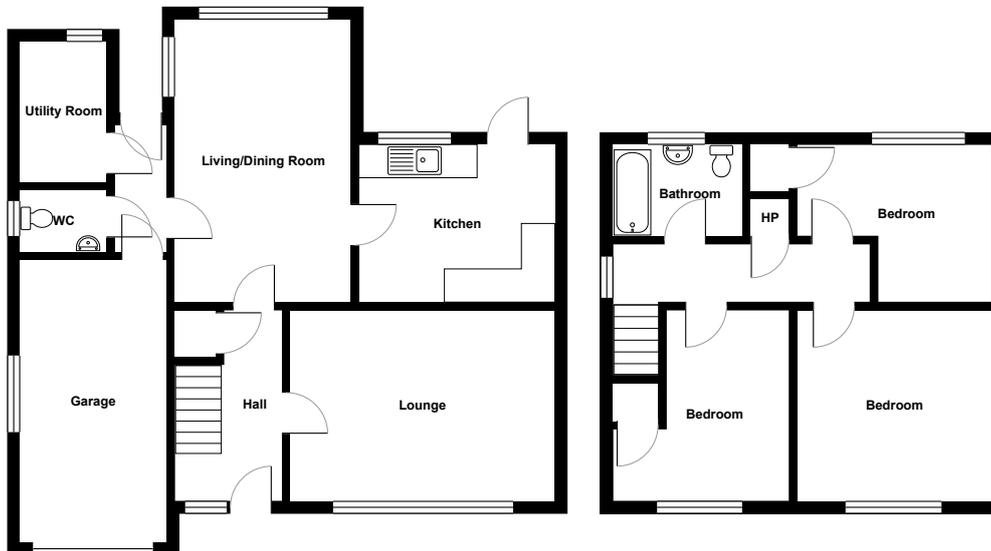
The assessment for the year 2025 /2026 is c. £2,254.00

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

Location: From Old Holywood Road, turn into Quarry Road and then left into Glen Ebor Park. House is on left hand side.



Floor plan



Total Area: 123.2 m² ... 1326 ft²
All measurements are approximate and for display purposes only

RODGERS & BROWNE
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EXPERIENCE | EXPERTISE | RESULTS

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