

RODGERS & BROWNE



24 Demesne Gate, Demesne Road
Holywood, BT18 9FR

offers around £529,950



The Owner's Perspective...

"We have loved our time living in Demesne Gate. Number 24 has been a perfect first home for our growing family and the community in the development has been very welcoming.

Being so close to the centre of Holywood has been a real plus, making it easy to walk into town to enjoy the great shops and restaurants.

The house is very spacious, with sizeable rooms and brilliant storage. We will miss sunny mornings sat on the window seat in the kitchen. We hope the next owners will enjoy living here as much as we have"



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...

Impressive four storey family end townhouse designed in a Victorian style

Drawing room including feature bay window and gas fire

Luxury fitted shaker style kitchen incorporating Quartz worktops and splash backs, breakfast bar, integrated appliances opening to casual sitting and dining area

Cloakroom

Flexible bedroom accommodation with either five bedrooms or four bedrooms plus a study

Three bedrooms with walk-in dressing rooms plus two ensuite shower rooms

Main bathroom with feature free standing bath and separate shower cubicle

Ground floor utility room

End on end integrated garage with the rear section currently used as a gym

Landscaped, easily maintained rear garden with original stone wall

Tegular paved driveway

PVC double glazed

Gas fired central heating

Private parking to the front

Only minutes from Hollywood town centre including minutes from an array of local schools

Belfast City Centre and The George Best City Airport only 15 minutes away



Kitchen open plan to dining area



Bedroom three/study

The property comprises...

GROUND FLOOR

Open granite stone step with cast iron handrail leading to:

First Floor

Panelled door with glazed fan light to:

SPACIOUS ENTRANCE HALL

Ceramic tiled floor, staircase leading to second floor and lower level, low voltage lighting.

CLOAKROOM

Half pedestal wash hand basin and mixer tap, tiled splashback, low flush wc, ceramic tiled floor, extractor fan.

DRAWING ROOM

15' 1" (into bay window) x 14' 0" (4.6m x 4.27m)
Fireplace with stone surround, ornated cast iron inset gas fire, granite hearth, low voltage lighting, dark oak wooden floor.

KITCHEN OPEN PLAN TO DINING AREA

19' 9" x 12' 11" (6.02m x 3.94m)
Extensive range of high and low level shaker style cupboards, under unit lighting, feature seven ring gas top Range, double oven, space for fridge freezer, space for dishwasher, Quartz worktops and splash backs, inset sink unit and mixer tap, breakfast bar area, window seat overlooking the garden, ceramic tiled floor, low voltage lighting, PVC double glazed door to rear.

Second Floor

LANDING

Access to the third floor.

MAIN BEDROOM

15' 2" (into bay window) x 12' 0" (4.62m x 3.66m)
Limed oak flooring, low voltage lighting. Walk-in dressing room, open hanging space, laminate flooring.

ENSUITE SHOWER ROOM

7' 5" x 5' 8" (2.26m x 1.73m)
Fully tiled shower cubicle with thermostatically controlled shower unit, half pedestal wash hand basin with mixer tap and tiled splashback, low flush wc, ceramic tiled floor.

BEDROOM (2)

14' 6" (into bay window) x 11' 6" (4.42m x 3.51m)
Limed oak wooden floor.

BEDROOM (3)/STUDY

10' 4" x 7' 11" (3.15m x 2.41m)
Limed oak floor.

SHOWER ROOM

8' 4" x 8' 1" (2.54m x 2.46m)
Large walk-in shower cubicle, over drencher, low flush wc, half pedestal wash hand basin, ceramic tiled floor.



Main bedroom

Third Floor

GUEST BEDROOM

12' 11" x 12' 10" (3.94m x 3.91m)
Limed oak wooden floor.

WALK-IN WARDROBE

9' 9" x 6' 4" (2.97m x 1.93m)
Open hanging space and cupboards and open shelving, laminate flooring.

BEDROOM (5)

12' 11" x 12' 2" (3.94m x 3.71m)
Limed oak wooden floor, low voltage lighting.

WALK-IN WARDROBE

8' 3" x 6' 5" (2.51m x 1.96m)
Open hanging space, cupboard and shelving, laminate flooring.

BATHROOM

11' 11" x 6' 5" (3.63m x 1.96m)
Free standing bath with swan neck mixer tap, pedestal wash hand basin with mixer tap and tiled splashback, ceramic tiled floor, low flush wc, fully tiled shower cubicle with thermostatically controlled shower unit.

Ground Floor

UTILITY ROOM

8' 3" x 7' 9" (2.51m x 2.36m)
Low level cabinets, laminate worktops, single drainer stainless steel sink unit with mixer tap, ceramic tiled floor.

END ON END GARAGE

32' 3" x 11' 3" opening to 19' 5" (9.83m x 3.43m - 5.92m)
The rear section is currently used as a gym area with additional storage. Electric up and over door. Gas boiler.

To the front is a Tegular paved driveway. To the rear is a fully enclosed walled garden including the original stone wall as the boundary. Artificial lawns, raised flowerbeds. Iron railings.

Outside lighting. Outside tap.



Ensuite shower room



Bedroom two



Bathroom

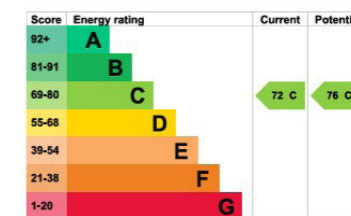


Bedroom four

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?		X	
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)



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: Freehold

MANAGEMENT FEES: £360.00 Per annum

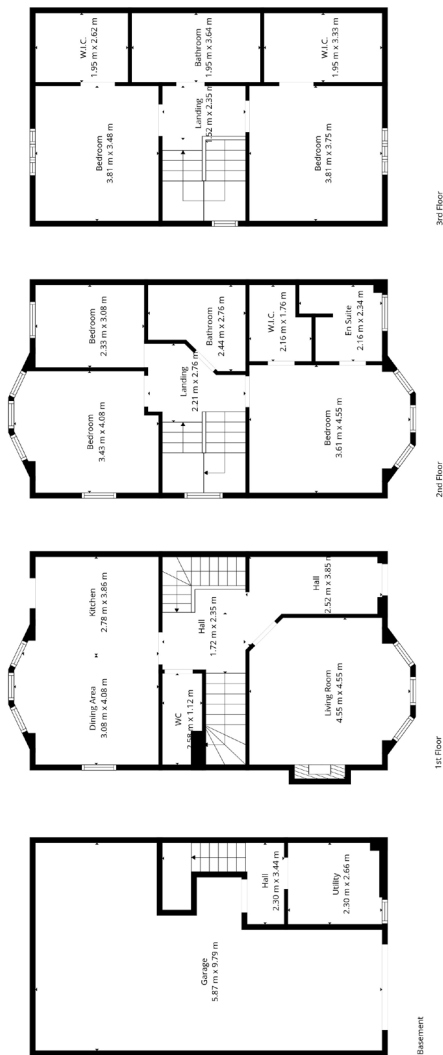
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2026/2027 £2,930.07

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

Location

Travelling from the Maypole travel up Church Road take your third right onto Demesne Road then first right into Demesne Gate, No 24 will be on your right.



TOTAL: 184 m²
 Basement: 5 m², 1st floor: 61 m², 2nd floor: 61 m², 3rd floor: 57 m²
 EXCLUDED AREAS: GARAGE: 44 m², UTILITY: 6 m², FIREPLACE: 1 m²,
 WALLS: 19 m²

All Measurements And Layouts Are Approximate And Provided For Illustrative Purposes Only.



RODGERS & BROWNE

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