

**RODGERS
&
BROWNE**



26 Schomberg Avenue, Belmont,
Belfast BT4 2JR

offers over £375,000



The Agent's Perspective...

"Schomberg is a very popular location in East Belfast for a variety of reasons but especially due to its proximity to a range of excellent schools including Campbell College, Strathearn, Bloomfield Collegiate, Greenwood Primary, Ashfield Boys and Girls schools. There are also supermarkets nearby and easy access to Belfast City Airport and City Centre via dual carriageway.

This detached home has four bedrooms, two reception rooms plus sunroom, contemporary kitchen with space for breakfast table and chairs and is set off by a sunny, enclosed and easily, maintained rear garden.

A very practical and affordable choice"

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room with double doors to dining



Dining room leading to kitchen and sun room



Sun room leading to rear garden

The facts you need to know...

Four bedroom detached family home

Two reception rooms plus sunroom

Contemporary kitchen with good range of cupboards and appliances

Separate utility room

Attached garage

Parking for two - three cars

Very popular and convenient location

Close to Campbell College, Belfast City Airport and City Centre

Easily managed enclosed sunny rear patio garden

Oil fired central heating

Mahogany effect uPVC double glazing

Relatively traffic free cul de sac



Contemporary style kitchen



Space for breakfast table



Utility room to rear of the garage

The property comprises...

Ground Floor

Covered open porch.

uPVC double glazed front door and side panel.

ENTRANCE HALL

CLOAKROOM

Low flush wc, vanity wash hand basin, extractor fan.

LIVING ROOM

14' 3" x 13' 9" (4.34m x 4.19m)

Plus bay window. Double glass doors to:

DINING ROOM

12' 9" x 10' 3" (3.89m x 3.12m)

Door to kitchen and sliding double glazed aluminium doors to:

SUNROOM

10' 0" x 9' 6" (3.05m x 2.9m)

Ceramic tiled floor, recessed lighting, uPVC double glazed French doors to patio and rear garden.

KITCHEN

12' 9" x 10' 3" (3.89m x 3.12m)

Extensive range of white low level cupboards with stainless steel handles and slate grey high level cupboards with stainless steel handles, laminate worktops, part tiled walls, tiled floor, under oven, ceramic hob, stainless steel cooker canopy, space for breakfast table and chairs, integrated fridge and freezer, larder cupboard. uPVC double glazed door to rear garden.

Staircase with hardwood spindles and handrail to:



Main bedroom



FIRST FLOOR

BEDROOM (1)
 15' 9" x 10' 6" (into bay window) (4.8m x 3.2m)
 range of built-in wardrobes, full length sliding mirrored doors.

BEDROOM (2)
 12' 7" x 7' 9" (3.84m x 2.36m)

BEDROOM (3)
 10' 6" x 8' 9" (3.2m x 2.67m)
 Plus built-in wardrobe.

BEDROOM (4)
 9' 6" x 7' 10" (2.9m x 2.39m)

SHOWER ROOM
 8' 9" x 5' 09" (2.67m x 1.75m)
 Comprising low flush wc, vanity oval wash hand basin, mixer tap, part tiled walls, corner shower cubicle with Mira Sport instant heat shower, tiled floor, extractor fan.

LANDING
 Shelved hotpress with lagged copper cylinder and Willis water heater. Access to roofspace, storage.

OUTSIDE

ATTACHED GARAGE
 19' 0" x 9' 6" (5.79m x 2.9m)
 Electric up and over door. Light and power. Oil fired central heating boiler.

Brick pavior driveway with parking for two - three cars.

UTILITY ROOM
 9' 3" x 7' 3" (2.82m x 2.21m)
 Range of high and low level cupboards, plumbed for washing machine, inset single drainer stainless steel sink unit with mixer tap, tiled splashback, tiled floor. uPVC double glazed door to rear garden. Door from garage.

Enclosed garden to rear in sandstone patio, small lawn, fencing and shrubs.

Flood light. Water tap. Screened uPVC oil tank.



Bedroom 2



Bedroom 3



Bedroom 4



Shower room

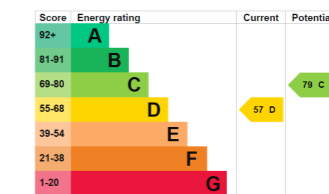
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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)



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: Leasehold - long term

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 c. £2,254.00

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

Location: From Parkway take first left at roundabout, Schomberg is then on left hand side.



Floor plan



Total Area: 134.4 m² ... 1446 ft²

All measurements are approximate and for display purposes only

**RODGERS
&
BROWNE**

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EXPERIENCE | EXPERTISE | RESULTS

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