

**RODGERS
&
BROWNE**

85 Demesne Road
Holywood BT18 9EY

offers around £345,000



The Agent's Perspective...

"This is a handsome semi-detached home set back from the road and overlooking Holywood Golf course made famous by Rory McIlroy.

Although reroofed, the house will require updating to restore it to its former glory. The benefit being that a purchaser can create their own environment rather than inheriting someone else's ideas.

Convenient to Holywood town centre, schools, shops and within an easy commute of Belfast City airport and city centre, this is a most appealing prospect.

Make arrangements to view today".

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Handsome semi-detached villa in need of updating

Opposite Holywood golf course made famous by Rory McIlroy

3 good size bedrooms and 2 reception rooms

Gardens to front and rear

Off street parking and space for replacement garage

uPVC double glazing

Very popular and convenient location

Reroofed

Great potential to modernise to purchasers own style and taste

Oil fired central heating

Close to Holywood town centre, schools and within easy commuting distance of Belfast City airport and Belfast City centre



Views over Holywood golf course



Living room with semi-circular bay window



Bedroom (1)

The property comprises...

GROUND FLOOR

uPVC double glazed front door and side panels

BRIGHT ENTRANCE HALL Storage / cloaks space under stairs

LIVING ROOM: 15' 9" x 12' 9" (4.8m x 3.89m) into semi-circular bay window, Fireplace with marble tiled hearth and inset, hardwood surround. Views onto Holywood Golf course. Picture rail and coved ceiling

DINING ROOM: 12' 3" x 11' 9" (3.73m x 3.58m) Fireplace, tiled hearth and inset, timber surround. Picture rail and coved ceiling

KITCHEN: 16' 0" x 7' 3" (4.88m x 2.21m) (max) Range of oak high and low level cupboards, laminate worktops, part tiled walls, plumbed for washing machine or dishwasher, 1.5 tub, single drainer stainless steel sink unit, mixer tap, tiled floor, pine tongue and groove panelled ceiling, 'Esse' oil fired range, uPVC double glazed door to rear.

UTILITY ROOM: 8' 0" x 4' 3" (2.44m x 1.3m) (Could be included in kitchen area for washing machine and tumble drier or walk-in pantry) High and low level cupboards, tiled floor.

Staircase with painted spindles and hardwood handrail to:

FIRST FLOOR

BEDROOM (1): 12' 6" x 10' 9" (3.81m x 3.28m) Plus twin built-in wardrobes with sliding mirror doors. Views over Holywood golf course

BEDROOM (2): 12' 6" x 11' 9" (3.81m x 3.58m) including built-in wardrobes sliding mirror doors. View into rear garden

BEDROOM (3): 8' 6" x 7' 6" (2.59m x 2.29m) Views over Holywood golf course

SHOWER ROOM: 7' 3" x 6' 6" (2.21m x 1.98m) Former bathroom with space for bath. Fully tiled walls, pedestal wash hand basin, low flush wc., fully tiled shower cubicle with Aquastream shower, heated towel radiator, pine tongue and groove panelled ceiling.

LANDING: Hot press, copper cylinder, Willis water heater.

ROOFSPACE: Large roofspace with potential for conversion (subject to permissions).

OUTSIDE

FORMER TIMBER GARAGE AND POTTING SHED In need of replacement

Double wrought-iron gates to tarmac driveway and parking / turning space

BOILER HOUSE Oil fired central heating boiler, low flush wc., wash hand basin. uPVC oil tank

GARDENS To front and rear in grass, flowerbeds, borders, trees and surrounded by hedges. Floodlights to rear

Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 33 F | |
| 1-20 | G | | |

FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

Leasehold 10,000 years from 1935 at £7.31 pa

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. £2,098

LOCATION: Opposite Holywood golf course before junction of Old Holywood Road

VIEWING

By appointment with **RODGERS & BROWNE**.



Total Area: 95.1 m² ... 1024 ft²

All measurements are approximate and for display purposes only



**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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