

**RODGERS
&
BROWNE**



11 Glenview Avenue, Ardmore Road,
Holywood BT18 0PX

offers around £399,950



The Agent's Perspective...

"This is a most attractive detached bungalow in a quiet, relatively traffic-free cul de sac. Surrounded by easily managed mature gardens, the property enjoys superb views of Belfast Lough to the rear - a view that is constantly changing with the weather and also provides interest at night time with the lights visible on the opposite shoreline.

The accommodation here is flexible to suit most needs - it has three bedrooms and three reception rooms, kitchen with breakfast space, bathroom and shower room in its current format.

An ideal home for a professional couple or those downsizing and wanting to take things easier.

Definitely one not to be missed. Make an appointment to view today"

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Sunny rear terrace with superb views



Living room with space for dining



Sitting room leading to conservatory
EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Three bedrooms, three reception rooms

uPVC double glazed conservatory with superb views of Belfast Lough

Quiet, relatively traffic free cul de sac

Very popular and convenient location

Bathroom and shower room

Mature sheltered easily managed gardens

Attached garage with roller door

Large brick pavior driveway and parking space

uPVC double glazing

uPVC eaves, soffits and rainwater goods

Oil fired central heating

Ample parking / turning space



Fabulous views over Belfast Lough



Kitchen with extensive range of cupboards

The property comprises...

GROUND FLOOR

OPEN PORCH Tiled. uPVC double glazed front door.

ENTRANCE HALL:

CLOAKROOM/SHOWER ROOM Low flush wc, vanity wash hand basin with mixer tap, tile effect bathroom panels, shower cubicle with thermostatically controlled shower, black heated towel radiator. Separate hotpress with lagged copper cylinder immersion heater.

LIVING ROOM: 20' 0" x 12' 3" (6.1m x 3.73m)
Feature Scrabo slate fireplace, raised stone hearth, picture window looking into front garden.

KITCHEN: 12' 0" x 10' 6" (3.66m x 3.2m)
Extensive range of high and low level cupboards, laminate worktops, inset one and a half tub single drainer stainless steel sink unit with mixer tap, plumbed for washing machine and dishwasher, part tiled walls, tiled floor, under oven, four ring ceramic hob, cooker canopy/extractor, uPVC double glaze door to side.

SITTING ROOM: 12' 3" x 10' 3" (3.73m x 3.12m)
Double uPVC French doors to:



Bedroom 1 with built-in wardrobes

UPVC DOUBLE GLAZED CONSERVATORY: Tiled floor, heating. Superb views over Belfast Lough to hills beyond.

BEDROOM (1): 12' 0" x 12' 0" (3.66m x 3.66m) Including extensive range of built-in wardrobes, built-in cupboards.

BEDROOM (2): 10' 0" x 8' 6" (3.05m x 2.59m)

BEDROOM (3): 10' 9" x 7' 6" (3.28m x 2.29m)

BATHROOM: 7' 3" x 6' 0" (2.21m x 1.83m) White suite comprising panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, tiled walls and dressing mirror.

ROOFSPACE: Floored. Natural light.

OUTSIDE

ATTACHED GARAGE Roller door. Light and power. Oil fired central heating boiler.

Large, brick pavior driveway and parking space.

Mature gardens to front, side and rear laid in lawns, shrubs, borders, fencing and hedges.

Paved drying area. uPVC oil tank.



Shower room



Bedroom 2



Bedroom 3



Bathroom with white suite

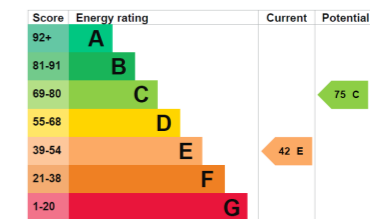
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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 adverse, 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 9000 years at ground rent £40.00 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 2026 /2027 is c. £1,999.00

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

Location: From Croft Road turn into Ardmore Road. Turn right into Glenview Road and Glenview Avenue is first left. Number 11 is at the top of the cul de sac on right hand side.



Floor plan



Total Area: 112.8 m² ... 1214 ft²

All measurements are approximate and for display purposes only



Sales
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Property Management

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