

**RODGERS
&
BROWNE**

15 Glenmillan Park
Old Holywood Road, Belfast BT4 2JJ

offers over £425,000



The Owner's Perspective...

"We loved this house when we first bought it 38 years ago. Over the years we have renovated and extended it.

My children and now my grandchildren love the south facing back garden and have fond memories of barbecues and celebrations with family and friends.

I hope the new occupants will love it as much as we have and enjoy many happy years here."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall

The facts you need to know...

A deceptively spacious three bedroom detached home that has been lovingly renovated and extended over 38 years

Set in a quiet and highly convenient location just off Old Holywood Road

Bright dual-aspect drawing room with double doors to the patio

Dining room with potential as a 4th bedroom

Kitchen with integrated appliances

Three first floor bedrooms, all with fitted furniture

Modern shower room

Gas fired central heating

PVC double glazed

PVC fascia and soffits

Private south facing garden to the rear laid in lawn with timber summer house with a paved patio ideal for entertaining

Single detached garage with light and power and electric up and over door

Additional gardener's toilet/utility store with plumbing for laundry appliances and WC

Driveway with secure off-street parking for two cars

The property retains a warm, well-loved feel

Located close to Belmont and Ballyhackamore, with excellent access to transport links and local amenities



Sunroom



Kitchen



Dining room



Kitchen

The property comprises...

GROUND FLOOR

PVC double glazed front door with side lights to:

ENTRANCE HALL: Stairs to first floor. Under stairs cloaks cupboard. Coved ceiling.

DRAWING ROOM: 20' 2" x 10' 9" (6.15m x 3.38m)(at widest point) Dual aspect. Fireplace with gas fire inset, tiled hearth and surround, mahogany mantle piece. Coved ceiling. Double doors to patio area and garden beyond.

DINING ROOM: 11' 10" x 9' 10" (3.61m x 3m) Coved Ceiling.

KITCHEN: 19' 1" x 7' 10" (5.82m x 2.39m) Excellent range of high and level units with laminate worktops. 1.5 bowl stainless steel sink unit with mixer tap. Integrated electric oven and ceramic hob with extractor fan above. Integrated fridge freezer and dishwasher. Part tiled walls, tiled floor. Recessed lights. Coved ceiling. Door to patio. Glazed doors to:

SUN ROOM: 13' 0" x 12' 1" (3.96m x 3.68m) Wall lighting. Tiled floor. Double doors to patio and garden beyond.



Main bedroom

FIRST FLOOR

LANDING: Airing cupboard with shelving.

BEDROOM (1): 11' 10" x 8' 11" (3.61m x 2.72m) Plus wardrobes. Dual aspect. Built-in wall to wall wardrobe with mirrored sliding doors. Coved ceiling.

BEDROOM (2): 11' 10" x 9' 4" (3.61m x 2.84m) Dual aspect. Range of built-in furniture including wardrobes and drawers. Coved ceiling.

BEDROOM (3): 8' 8" x 6' 10" (2.64m x 2.08m) Built-in furniture including wardrobes with mirrored-sliding doors and drawers.

SHOWER ROOM: 11' 10" x 4' 7" (3.61m x 1.4m) Three piece suite comprising tiled corner shower cubicle with thermostatically controlled shower, Sottini vanity unit including basin with mixer tap and ample storage, WC with concealed cistern, chrome heated towel radiator, tiled floor, part tiled walls, extractor fan, recessed lights. Access to roofspace. Coved ceiling.

OUTSIDE

DETACHED GARAGE: 17' 3" x 9' 1" (5.26m x 2.77m) Electric up and over door. Light and power. Gas boiler. Service door.

GARDENER'S TOILET/ UTILITY STORE: 9' 2" x 7' 7" (2.79m x 2.31m) Plumbed for washing machine and space for tumble dryer. Stainless steel single drainer sink unit with mixer tap. WC.

Wall and hedge enclosed front garden laid in lawn with mature borders.

Gated tarmac driveway to garage.

South facing hedge enclosed rear garden laid in lawn with paved patio area and mature borders. Timber summer house. Light and tap.



Bedroom two



Bedroom three



Shower room

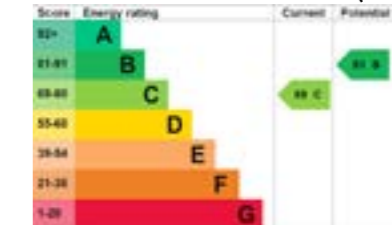


Shower room

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?		•	

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 - ground rent £22 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 £2,261.48

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

Location

Travelling along Old Hollywood Road from Belmont Road turn right into Glenmillan Park after Kennel Bridge and number 15 is on the right.



Total Area: 101.9 m² ... 1097 ft²
All measurements are approximate and for display purposes only.



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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Disclaimer

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