

**RODGERS
&
BROWNE**

SOLD

1D Garranard Park, Off Circular Road
Belmont Road, Belfast, BT4 2GL

offers around £525,000



THE AGENTS PERSPECTIVE...

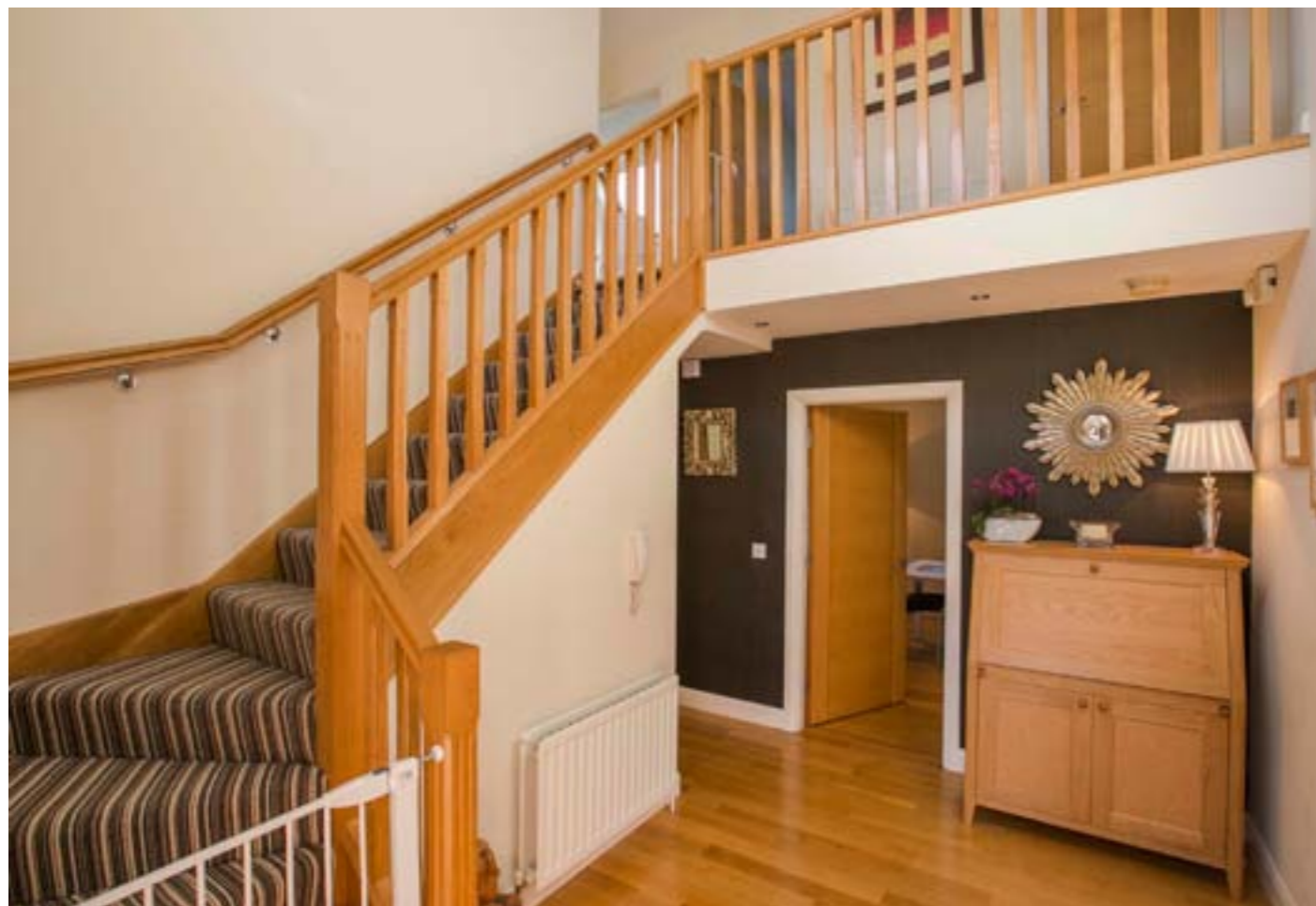
Garranard Park is a bright, warm, stylish family home with lots of space for everyone. The indoor/outdoor sound system adds a party vibe. We value the enclosed garden with both a formal area and a natural section with raised vegetable patches, which attract lots of wildlife – perfect for teaching the children about nature.

The development is modern and very secure, there's an award winning park on the doorstep, rugby, tennis and a gym next door, and of course kids are within walking distance of the best schools in Belfast.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Entrance hall



Drawing room



Dining room

THE FACTS YOU NEED TO KNOW...

Deceptively spacious detached family home within an exclusive gated development of only five

Drawing room, dining room and sun room

Luxury cream shaker style kitchen with granite worktops plus casual dining area

Large matching utility room

Solid oak wooden floors both in hallway, drawing room and dining room

Four bedrooms, master with large dressing room and ensuite plus guest room with ensuite

Luxury bathroom incorporating a separate shower

Oak effect PVC double glazed windows

Double integral garage

Modern oak doors throughout with chrome door furniture

Security alarm system

Pre wired for music within the principle rooms

Garden to the side and rear laid in lawns including a west facing patio

Convenient to an array of renowned schools including Strathearn, Penrhyn, Belmont Primary, Campbell College and Ashfield

Minutes from CIYMS Sports Club and Belmont Park



Kitchen



Sun room



Kitchen



Casual dining area

The Property Comprises...

GROUND FLOOR

Solid wooden door with side lights to:

ENTRANCE HALL

Solid oak wooden floor, staircase to first floor with oak spindles and handrails. Low voltage lighting. Under stair storage and communication hub.

DRAWING ROOM

16' 3" x 14' 9" (4.95m x 4.5m)
Solid oak wooden floor.

DINING ROOM

17' 6" x 13' 7" (at widest points) (5.33m x 4.14m)
Solid oak wooden floor. Low voltage lighting. Glazed door to kitchen.

KITCHEN WITH CASUAL DINING AREA

23' 4" x 13' 2" (7.11m x 4.01m)
Excellent range of high and low level cream shaker units with under unit lighting, part tiled walls, granite worktops, one and a half inset sink unit with mixer taps and integrated dishwasher. Britannia Range with 6 ring gas top, double oven. Mosaic tiled splash back. Cream over mantle. Ceramic tiled floor. Space for American fridge freezer. Low voltage lighting. Breakfast bar area. Doors to rear and archway to:

SUN ROOM

23' 4" x 10' 8" (7.11m x 3.25m)
Ceramic tiled floor. Vaulted ceiling. Low voltage lighting. Extensive glazing. French doors leading to flagged terrace and garden.

UTILITY ROOM

19' 11" x 9' 4" (6.07m x 2.84m)
Excellent range of high and low level cream shaker units, laminate worktops, single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine plus tumble dryer. Ceramic tiled floor. Cloakroom with low flush wc, pedestal wash hand basin, ceramic tiled floor and low flush wc. Cloaks cupboard. Access to:



Master bedroom

First Floor

MASTER BEDROOM

16' 6" x 14' 3" (5.03m x 4.34m)

Solid wooden floor. Cream purpose made shutters. Wall lighting.

DRESSING ROOM

15' 5" x 6' 7" (4.7m x 2.01m)

Excellent open living space and shelving. Low voltage lighting.

ENSUITE SHOWER ROOM

8' 5" x 5' 5" (2.57m x 1.65m) Fully tiled shower cubicle with drying area, thermostatically controlled shower unit, low flush wc, wash hand basin with mixer taps. Heated towel rail. Ceramic tiled floor. Fully tiled walls.

GUEST BEDROOM (2)

12' 10" x 12' 2" (3.91m x 3.71m)

Plus excellent range of built in wardrobes.

ENSUITE SHOWER ROOM

10' 4" x 8' 6" (3.15m x 2.59m)

Shower cubicle with thermostatically controlled shower unit, wash hand basin with mixer tap and low flush wc. Ceramic tiled floor. Low voltage lighting.

BEDROOM (3)

13' 3" x 11' 11" (4.04m x 3.63m)

BEDROOM (4)

13' 3" x 9' 1" (4.04m x 2.77m)

Plus built in wardrobes.

LUXURY BATHROOM

10' 4" x 8' 6" (3.15m x 2.59m)

Fully tiled shower cubicle with thermostatically controlled shower unit. One and a half pedestal wash hand basin with mixer taps. Panelled bath with mixer taps and telephone hand shower. Heated towel rail. Low flush wc. Wood effect parquet flooring. Part tiled walls.

DOUBLE GARAGE

21' 5" x 19' 5" (6.53m x 5.92m)

Twin timber electric doors. Ferroli gas central heating boiler and pressurised tank.

Outside

Spacious site with mature flowerbed to the front with tarmac driveway with parking for two cars. To the side and rear are spacious gardens laid in lawns, hedging, bedded areas and vegetable patch. There is also a west facing patio area.



Dressing room



Guest bedroom



Bathroom

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 roddgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



TENURE

TBC.

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 2018/2019 is £2,494.94

VIEWING

By appointment with **RODDERS & BROWNE**.

Location

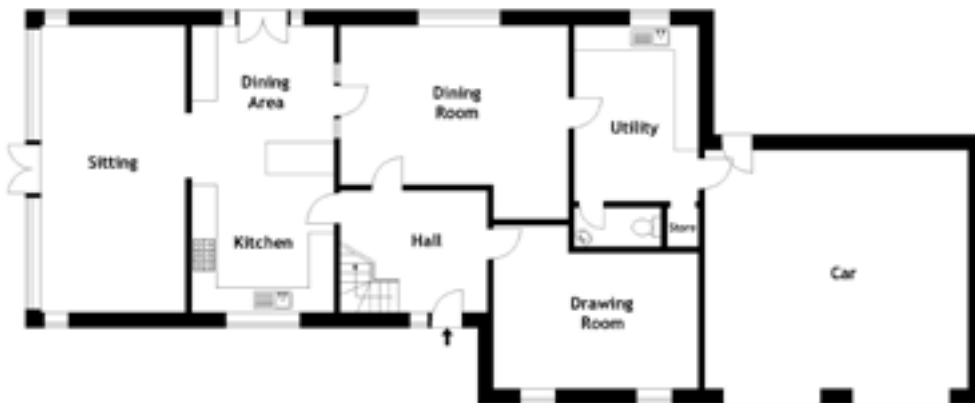
Travelling up Circular Road from Holywood Road pass Cairnburn Road and then take first right into Garranard Park then first right again into the laneway for the scheme.



1D Garranard Park, Off Circular Road, Belfast



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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&
BROWNE**

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