

**RODGERS
&
BROWNE**

13 Kinnegar Drive, Off Kinnegar Road
Holywood, BT18 9JQ

Price £169,950



THE OWNERS PERSPECTIVE...

"This is a great house in a fantastic location. The accommodation is versatile and the house is easy to maintain and is also economical to run.

Situated on the coastal path, Kinnegar is a friendly community only five minutes' walk from Holywood High Street with unbeatable transport links on your doorstep.

A fabulous place to live"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

THE FACTS YOU NEED TO KNOW...

Attractive mid-townhouse located within the much sought after setting of Kinnegar

Flexible accommodation depending on individual needs with either two bedrooms and two reception rooms or three bedrooms and one reception room

Modern fitted kitchen in a shaker style with casual dining area

Main bathroom with a white suite

Superb first floor store room

Oak effect Pvc double glazing

Gas fired central heating

Security alarm system

Enclosed gravel sitting area to the front with an enclosed patio area and garden laid in lawns

Private carparking space to the rear

Within walking distance of the shore front and coastal walks, Holywood train station and Holywood Town

An ideal lock and leave property or for those looking for a rental investment



Family room



Bedroom 1 / First floor living room



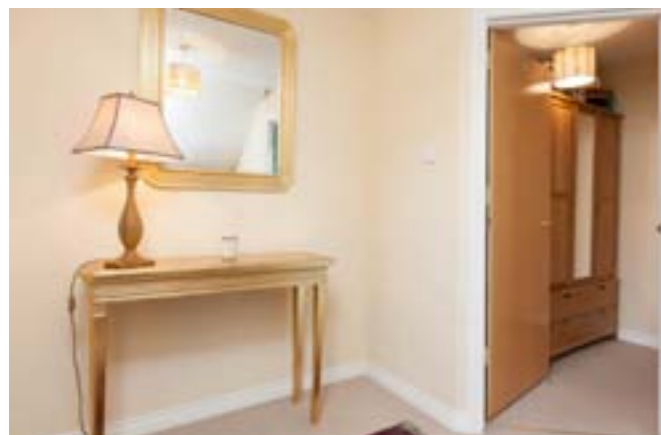
Kitchen with casual dining area



Master bedroom



Bathroom



Landing and store

The Property Comprises...

Ground Floor

Panelled door to:

ENTRANCE PORCH

PVC door to:

FAMILY ROOM

12' 10" x 10' 5" (3.91m x 3.18m)

INNER HALLWAY

Open hanging space for coats, staircase to first floor.

KITCHEN WITH CASUAL DINING AREA

12' 10" x 10' 1" (3.91m x 3.07m)

Range of high and low level beech units, under unit lighting, laminate worktops, four ring gas hob with extractor fan above, concealed gas boiler, under oven, single drainer stainless steel sink unit with mixer tap, space for washing machine, integrated fridge, part tiled walls and ceramic tiled floor. French doors to rear.

First Floor

SPACIOUS LANDING

Large store room.

BEDROOM (1) / FIRST FLOOR LIVING ROOM

12' 10" x 10' 5" (3.91m x 3.18m)

BATHROOM

7' 8" x 6' 11" (2.34m x 2.11m)

White suite comprising panelled bath with mixer tap and shower screen, low flush wc, pedestal wash hand basin, part tiled walls and ceramic tiled floor.

Second Floor

MASTER BEDROOM

13' 10" x 12' 10" (4.22m x 3.91m)

Including extensive range of built in wardrobes.

BEDROOM (2)

12' 10" x 7' 0" (3.91m x 2.13m)

Double glazed velux window.

Outside

To the front, gravelled sitting area enclosed with pitched fencing. To the rear, flagged patio area, gardens laid in lawns, gravel path, one private parking space.



LOCATION : TRAVELLING FROM HOLYWOOD HIGH STREET / THE MAYPOLE, CONTINUE DOWN SHORE ROAD TO THE JUNCTION, CONTINUE THROUGH THE JUNCTION UNDER THE BRIDGE ONTO KINNEGAR ROAD, TAKE YOUR FIRST LEFT INTO KINNEGAR DRIVE AND NO 13 IS ON YOUR RIGHT.

ENERGY EFFICIENCY RATING (EPC)



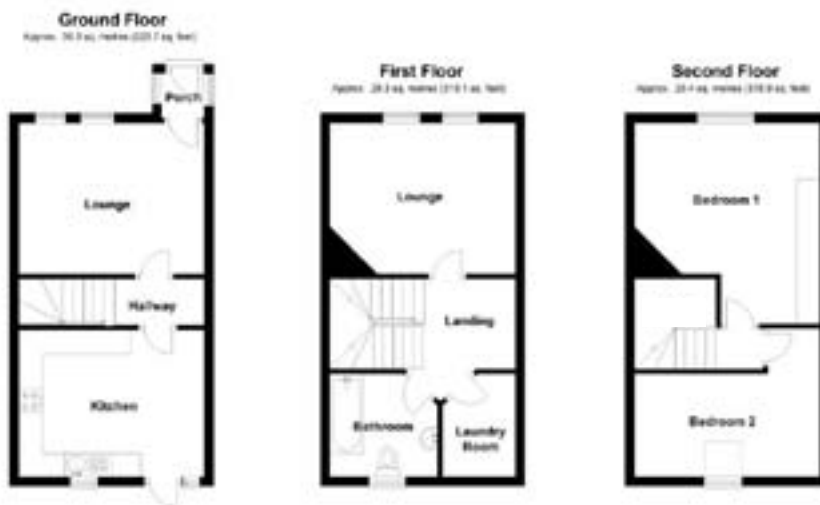
TENURE: LEASEHOLD

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 2017/2018 is TBC

FLOORPLAN



Total area: approx. 88.9 sq. metres (956.7 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using FloorUp.

13 Kinnegar Drive, Holywood

RODGERS & BROWNE

RODGERSANDBROWNE.CO.UK

Sold
028 9042 1414

**Sales
Lettings
Property Management**

RODGERS & BROWNE

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



Disclaimer
These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.