



The Agent's Perspective...

"Helen's Bay is a lovely 'wee' place with a distinct village atmosphere. It is located just a short commute from Belfast - by road or rail. The proximity of the sandy beach, coastal walks and challenging golf course are beautiful facilities to have on the doorstep.

'White Cottage' is located in the heart of the village near the train station and has much in its favour. The interior is deceptively spacious and offers flexibility to suit different needs. There is space for dining, for living, a contemporary style kitchen, separate utility room first floor bedroom with ensuite and potential for ground floor bedroom supported by a 'wet room' with shower, toilet and wash hand basin.

There is gas fired central heating, double glazing, off street parking and a lovely enclosed, walled courtyard to sit and relax or enjoy a barbecue.

Although in need of some updating, this is a charming detached property with great character and very much part of the history of Helen's Bay"



Living room or possible ground floor bedroom



Living room of possible ground floor bedroom



Entrance hall



Wet room

The facts you need to know...

Detached cottage style home c. 1370 sq.ft.

Charming appearance and interior with great character

Ideal downsizer or for professional couple

Also lock and leave appeal for those with second home abroad

Double glazing

Gas fired central heating

Downstairs wet room and first floor ensuite shower room

Contemporary kitchen and separate utility room

Train station, country park, seashore and golf course nearby

Enclosed walled courtyard with built-in barbecue to rear

First floor roof terrace

Flexible interior layout with potential ground floor and first floor bedrooms

Very convenient to Belfast, City Airport, Bangor, Holywood and Newtownards

Very popular and convenient location



Contemporary kitchen



Separate utility room



Dining open to Sitting room



Sitting room out to courtyard

The property comprises...

GROUND FLOOR

Hardwood front door with inset stained glass centre panel.

ENTRANCE HALL: Oak flooring built-in shelving, recessed lighting.

LIVING ROOM (POSSIBLE GROUND FLOOR BEDROOM) 15' 0" x 12' 10" (4.57m x 3.91m) Oak flooring, built-in cupboards, fireplace, gas cast iron stove in tiled recess, (currently disconnected) timber surround, recessed lighting, built-in bookcase shelving.

DINING ROOM: 15' 10" x 11' 11" (4.83m x 3.63m) Oak flooring, recessed lighting.

SITTING ROOM: 12' 0" x 11' 6" (3.66m x 3.51m) Tiled floor, gas cast iron stove, recessed lighting. uPVC double glazed door to walled patio /courtyard and barbecue area. Storage understairs, wash hand basin.

KITCHEN: 9' 6" x 7' 9" (2.9m x 2.36m) Open to hallway. Extensive range of white high and low level cupboards, one and a half tub single drainer stainless steel sink unit with mixer tap, laminate worktops, plumbed for dishwasher, tiled floor, part tiled walls, recessed lighting, tiled floor, under oven, four ring stainless steel gas hob, stainless steel cooker canopy.

UTILITY ROOM: 9' 6" x 7' 0" (2.9m x 2.13m) Extensive range of white high and low level cupboards, laminate worktops, circular stainless steel sink, plumbed for washing machine, tiled floor, recessed lighting. Worcester gas fired central heating boiler. uPVC double glazed door to side.

WET ROOM 18' 4" x 8' 6" (5.59m x 2.59m) Heritage low flush wc and corner wash hand basin, chrome towel radiator, fully tiled shower area, recessed lighting, extractor fan, tiled floor.



First floor bedroom with en suite and built in robes

FIRST FLOOR

STUDY OR ‘CHILL OUT’ AREA: Oak flooring, recessed lighting. Sitting area or study/home office. Access to roof terrace.

BEDROOM (1): 13’ 0” x 11’ 6”

ENSUITE SHOWER ROOM: Low flush wc, corner wash hand basin, tiled walls, thermostatically controlled shower unit, Velux window, extractor fan, bifold doors.

OUTSIDE

ROOF TERRACE

WALLED PATIO/COURTYARD Built-in barbecue in brick arch.

Two paved parking spaces to front.



Study or ‘chill out’ area

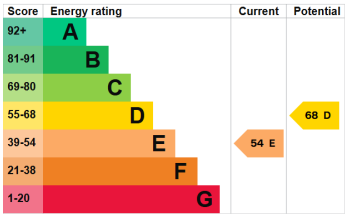


Roof terrace

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?		●	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)	
Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Mobile Telephone	GOOD COVERAGE
Broadband and speed	1800 Mbps↓ 1000 Mbps↑

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold 10,000 from 1971 @ £10 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 2024 /2025 is c.£1,690.35

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

Location

Top of Church Road - junction with Bridge Road is Station Square.



Floor plan



Total Area: 108.6 m² ... 1169 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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