

# RODGERS & BROWNE

## SALE AGREED



2 Moore Drive  
Helen's Bay, BT19 1LQ

*offers over £425,000*



### *The Owners' Perspective...*

"Moore Drive has been the perfect location to raise our family from toddler to teen, with close proximity to public transport, amenities and fabulous schools. We have many happy memories of beach and countryside walks on our doorstep.

The enclosed garden is one of our favourite spaces to enjoy the sunset on a summer evening and we are sure the next family will make many happy memories here too."



76 High Street, Hollywood, BT18 9AE

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Living Room



Entrance Hall





## *The facts you need to know...*

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Deceptively spacious detached bungalow in a quiet cul de sac location

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Flexible accommodation depending on needs with either four bedrooms or three bedrooms and an additional sitting room

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Contemporary kitchen with dining area and bright living room with multi-fuel burning stove

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Modern bathroom plus an ensuite shower room to the main bedroom (both fitted with power showers)

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Built-in wardrobes in all bedrooms

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Double glazed windows and doors and gas fired central heating

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Intruder alarm system

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PVC soffits and fascia

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Solid oak internal doors, skirting and architraves throughout

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Energy efficient method of ventilating the home with Positive Input Ventilation system

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Paved driveway with parking for up to four cars

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Large integral garage with utility area, WC and excellent storage options

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Fully enclosed private garden to the rear

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Superb quiet location with ease of access to the beach, Crawfordsburn Country Park and Helen's Bay train station

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Kitchen





AGA



Dining area

## *The property comprises...*

### **ENTRANCE HALL**

Contemporary composite uPVC front door with fanlight and side panels. Cloaks cupboard. Loft access. Solid wood floor.

### **LIVING ROOM**

**12' 6" x 12' 8" (3.81m x 3.86m)**

Multi fuel burning stove with slate hearth and tiling behind, solid wooden floor. Open plan to:

### **KITCHEN/DINING**

**24' 1" x 17' 2" (at widest points) (7.34m x 5.23m)**

Extensive range of solid wood shaker style high and low level units and drawers with quartz worktops, matching island with 1.5 bowl stainless steel sink with mixer tap inset, pop-up power socket unit, and breakfast bar with space for five stools, integrated Smeg fridge and dishwasher, AGA Master Chef range cooker with six ring gas hob and electric ovens, matching AGA cooker hood and extractor fan above, glazed splashback, recessed spotlights, Karndean flooring. Double glazed patio doors to outside. Door to:

### **REAR PORCH**

Internal door to garage. Double glazed external door. Karndean flooring.





Bedroom 1

#### BEDROOM (1)

**14' 6" x 11' 7" (at widest points) (4.42m x 3.53m)**

Built-in wardrobe with mirrored sliding doors. Access to partially floored loft with light. Door to:

#### ENSUITE SHOWER ROOM

**8' 5" x 3' 10" (2.57m x 1.17m)**

Three piece white suite comprising tiled double shower cubicle, thermostatically controlled shower unit, wall hung vanity basin with mixer tap and tiled splashback, low flush wc, chrome heated towel radiator, part tiled walls, tiled floor, recessed spotlights.

#### BATHROOM

**8' 8" x 8' 6" (2.64m x 2.59m)**

Four piece white suite comprising free standing contemporary roll top bath with mixer tap and telephone hand attachment, walk-in tiled shower cubicle with thermostatically controlled shower unit, wall hung vanity basin with mixer tap, low flush wc, extractor fan, chrome heated towel radiator.

#### BEDROOM (2)

**14' 1" x 8' 11" (4.29m x 2.72m)**

Built-in wardrobe with mirrored sliding doors.

#### BEDROOM (3)

**11' 9" x 9' 1" (3.58m x 2.77m)**

Built-in wardrobe with mirrored sliding doors.

#### BEDROOM (4)/ STUDY

**11' 0" x 8' 9" (3.35m x 2.67m)**

Built-in wardrobe with sliding doors. Solid wooden floor.

#### INTEGRAL GARAGE

**49' x 13' 5" (at widest points) (14.94m x 4.09m)**

Electrically operated up and over insulated garage door. Light and power. Utility area with separate wc, range of units with laminate worktops, plumbed for washing machine and space for tumble dryer. Worcester gas boiler.

#### Outside

Herringbone brick driveway leading to garage. Garden laid in lawn and flowerbeds.

Fence enclosed private garden to the rear laid in lawns, Tegula block paved pathway and patio area. Tap and light. Gated access to side.



Bedroom 2



Bedroom 3



Bathroom



Garden

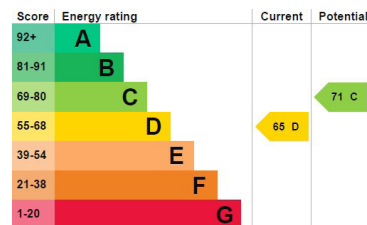
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AND IS NOT EXHAUSTIVE

	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	POWER NI
Mains gas	AIRTRICITY
LPG	N/A
Mains water	NI WATER
Cable TV or satellite	CABLED FOR SKY ONLY
Mobile Telephone	LIMITED COVERAGE - USE WIFI
Broadband and speed	FIBRUS FULL FIBRE 1000MB

#### 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 / term TBC / ground rent £35 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 2025 /2026 is £2,384.50.

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

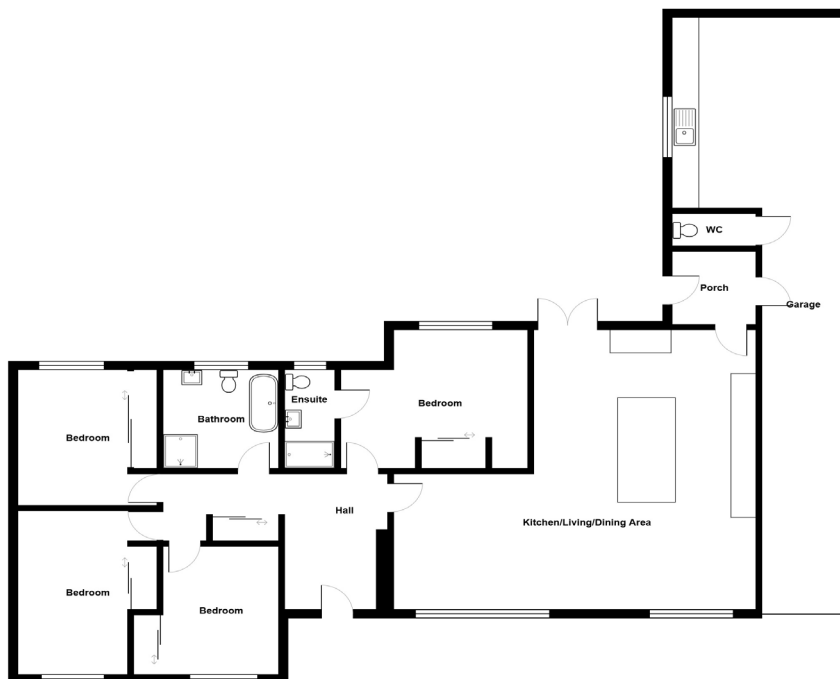


## Location

Travelling along Bridge Road passing Helen's Bay train station on your right, turn left into Carolsteen Park and second right into Moore Drive. No2 is situated on your left.



## Floor plan



Total Area: 180.3 m<sup>2</sup> ... 1940 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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