

RODGERS & BROWNE



8 Chimera Wood, Off Golf Road
Helen's Bay, BT19 1XX

offers over £495,000



The Owners Perspective...

"Chimera Wood has been a fantastic place to live! As a family we have enjoyed the many many walks to the beach and the country park year round, as well as soaking up the sun in the back garden during the summer months. The proximity of the train station has given the teenagers some much needed freedom and given the "Dad taxi" a welcome rest!

The house itself has been an absolute joy. The dual aspect enjoyed by many of the rooms floods the house with light year round, and despite being a family of six everyone has had the space they have needed to both work and relax. In short, if we were not moving out of the country, we would not be moving at all! We are confident that 8 Chimera Wood will make its next owners a truly wonderful home."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room open to study



Split level entrance hall

The facts you need to know...

Deceptively spacious detached family home set well back from the road in a private site

Extended over the years adding to its wealth of living accommodation

Bright and spacious accommodation with great flexibility

Drawing room with open fireplace leading to study with dual aspect

Kitchen open plan to dining room with French doors to the garden

Extensive garden room with featured vaulted ceiling

Four bedrooms main bedroom with a dual aspect and benefits from overlooking the woodland and golf course to the rear

Ensuite shower room plus recently installed luxury bathroom

Hardwood double glazing

Oil fired central heating with a recently installed high efficiency boiler.

Tarmac driveway with parking for up to three cars

Easily maintained gardens laid in paved and flower bed areas with mature boundary shrubs

Overlooking the woodland of Crawfordsburn Country Park and Helens Bay Golf Club

Only a minutes walk from Helens Bay Golf Club, access to Crawfordsburn Country Park, Helens Bay Beach and the railway station leading to Belfast City Centre and further afield



Kitchen



Family room



Kitchen



Dining room

The property comprises...

GROUND FLOOR

Covered open porch, tiled floor.

Hardwood front door, double glazed side panel.

SPLIT LEVEL ENTRANCE HALL

Minstrel gallery. Oak effect wooden floor.

CLOAKROOM

Low flush wc, wash hand basin and mixer tap, part tiled walls and ceramic tiled floor. Double doors to separate cloaks hanging space.

DRAWING ROOM

16' 9" x 14' 3" (5.11m x 4.34m)

Period style fireplace, cast iron and inset, carved surround, oak effect wooden floor, feature panelled wall, wall lighting. Archway to:

SITTING ROOM

12' 9" x 8' 9" (3.89m x 2.67m)

Double glazed French doors to rear garden, bevelled glass door to hall.

DINING ROOM

12' 0" x 11' 0" (3.66m x 3.35m)

Double glazed French doors to rear patio and garden. Bevelled glass door from entrance hall, wall lighting, tiled slate floor. Archway to:

KITCHEN

12' 9" x 12' 3" (3.89m x 3.73m)

Excellent range of painted high and low level cupboards, laminate worktops, space for Range in tiled recess, brick detail, recessed lighting, slate tiled floor, breakfast bar, four ring electric hob, part tiled walls.

UTILITY ROOM

9' 0" x 6' 6" (2.74m x 1.98m)

Sink unit, range of matching cupboards, plumbed for washing machine, tiled slate floor, fridge, freezer.

FAMILY ROOM

23' 6" x 20' 9" (7.16m x 6.32m)

Elm timber floor, double hardwood doors to front and rear. Vaulted ceiling, recessed lighting, double glazed Velux windows.

Staircase with hardwood spindles and handrail to first floor. Minstrel Gallery feature triangular window.



Main bedroom

First Floor

LANDING

Laminate flooring. Hotpress with Willis water heater. Roofspace: insulated, storage.

MAIN BEDROOM

20' 0" x 12' 3" (6.1m x 3.73m) (Including Ensuite)
Including built in robes, Juliet balcony, laminate flooring, wall lighting, inward opening single double glazed door overlooking garden.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, thermostatically controlled shower and telephone hand shower, low flush wc, circular 'rice bowl' sink, fully tiled walls, tiled floor, recessed lighting, extractor fan.

BEDROOM (2)

12' 3" x 9' 9" (3.73m x 2.97m)
Excellent range of built-in wardrobes, laminate flooring.

BEDROOM (3)

12' 2" x 11' 2" (3.71m x 3.4m)

BEDROOM (4)

12' 3" x 9' 6" (3.73m x 2.9m)
Laminate flooring.

Laminate flooring.

BATHROOM

White suite comprising luxury shower bath with matching screen, mixer tap, thermostatically controlled telephone shower and over drencher, low flush wc, contemporary sink unit and mixer tap, ceramic tiled floor, fully tiled walls, heated towel radiator, low voltage lighting.

Outside

Shared tarmac driveway leading to parking and turning space for three cars. Floodlight surrounding the house. PVC oil tank, water tap, oil fired central heating boiler.

Gardens in paviors, borders, patios and low maintenance areas.



Ensuite shower room



Bedroom two



Bathroom



Bedroom three

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 rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	63 D
39-54	E		
21-38	F		
1-20	G		



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

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 2023/2024 is £2,670.99.

VIEWING

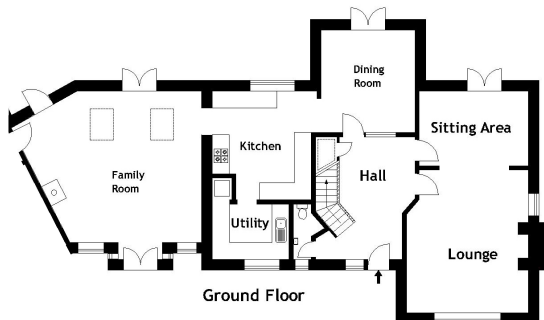
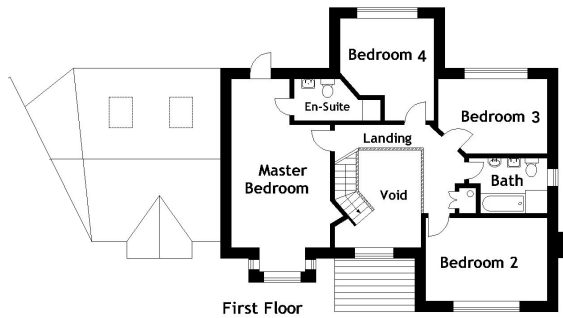
By appointment with **RODGERS & BROWNE**.

Location

Turn into Golf Road off Bridge Road Helen's Bay continue on this road passing Helens Bay Golf Club on your left, through the small roundabout and No 8 will be on the left.



Floor plan



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&
BROWNE**

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

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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