

# RODGERS & BROWNE



3 Knockmore Park  
Bangor BT20 3SL

*offers over £399,950*



## THE AGENTS PERSPECTIVE...

"This is a lovely inviting family home with all the charm of the period. Testament to its popularity, it has only been in the ownership of two families since it was built in 1929.

It is deceptive having four bedrooms (plus dressing room) and three reception rooms, cloakroom, bathroom, kitchen (where everything is just at hand!) and utility room.

Many of the original features remain but there have been an number of sympathetic refurbishments to enhance the creature comforts.

Set off by an almost enclosed sunny garden this is a real find"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Living room with period fireplace and view into rear garden



Period fireplaces



Art Deco stair light



Stained leaded glass window details

## THE FACTS YOU NEED TO KNOW...

Attractive and spacious, period family home

4 bedrooms plus study / dressing room or possible en suite

3 reception rooms

Many original features including stained leaded glass windows, panelled doors with original fittings, fireplaces, Art Deco light fittings and brass stair rods.

Mature, sunny and almost entirely enclosed rear garden with Summer House (replaced in original style 2014)

Parking for two cars

Prestigious and much sought after tree-lined location close to the city of Bangor and walking distance of the sea shore

Lovely 'feel' and character - potentially a 'forever' home

Potential for extension if needed (subject to permissions)

Oil fired central heating with Grant high efficiency boiler installed 2016

Original, mostly refurbished sliding sash windows with new cords, weights and original fittings



Breakfast room overlooking rear garden



Shaker style kitchen with separate utility room



## The Property Comprises...

### GROUND FLOOR

Covered open verandah, quarry tiled floor

Front door with oval stained leaded glass centre panel and side panels

**ENTRANCE HALL: 12' 0" x 10' 6"** (3.66m x 3.2m) leading to rear hall in addition. Exposed varnished timber floor, panelled walls and plate rack.

**CLOAKROOM:** Under stairs for coats

**DRAWING ROOM: 17' 0" x 12' 0"** (5.18m x 3.66m) Fireplace with tiled inset and hearth, hardwood surround, cornice and picture rail

**LIVING ROOM: 15' 0" x 12' 0"** (4.57m x 3.66m) Fireplace with tiled inset and hearth, hardwood surround, cornice and picture rail.

**BREAKFAST ROOM 12' 9" x 11' 6"** (3.89m x 3.51m) Fireplace with tiled inset and hearth, exposed timber floor. Coved ceiling and picture rail. Lovely view into rear garden

**KITCHEN: 20' 0" x 7' 0"** (6.1m x 2.13m) Franke stainless steel single drainer stainless steel sink unit, mixer taps, extensive range of painted shaker style high and low level units, laminate work tops, quarry tiled floor

**UTILITY ROOM: 12' 0" x 6' 0"** (3.66m x 1.83m) 'Belfast' sink, plumbed for washing machine, quarry tiled floor, oil fired central heating boiler.

Separate high flush wc., quarry tiled floor.

Door to rear garden



Bedroom 1 with view to front

Staircase with painted spindles and hardwood handrail to: **FIRST FLOOR**

**BEDROOM (1): 17' 0" x 12' 0"** (5.18m x 3.66m)  
Coved ceiling and picture rail.

**BEDROOM (2): 13' 0" x 10' 6"** (3.96m x 3.2m) (rear)  
Cornice ceiling and picture rail

**BEDROOM (3): 14' 9" x 12' 0"** (4.5m x 3.66m)

**BEDROOM (4): 10' 6" x 7' 3"** (3.2m x 2.21m) (front)  
exposed varnished timber floor

**DRESSING ROOM / STUDY OR POTENTIAL EN SUITE 8' 9" x 7' 0"** (2.67m x 2.13m)

**BATHROOM: 7'10" X 7'0"** (2.39m x 2.13m) White suite; panelled bath, mixer taps, telephone hand shower, pedestal wash hand basin, shower cubicle with drench and telephone hand showers, black and white tiled effect vinyl floor, part tiled and painted timber tongue and groove panelled walls, painted tongue and groove ceiling.

Separate low flush wc., part tiled and painted timber tongue and groove panelled walls

## OUTSIDE

**SUMMER HOUSE 10' 6" x 7' 6"** (3.2m x 2.29m)  
Concrete driveway and pebbled parking space for two cars (in total) Double entrance gates. Mature gardens which are sheltered and almost enclosed to the rear in lawns flower beds, shrubs and hedges. Timber, sun deck.



Bedroom 2 overlooking rear garden



Bedroom 3 overlooking rear garden



Bathroom with bath and shower

## 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](http://rogersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58   D
39-54	E	46   E	
21-38	F		
1-20	G		

### STAMP DUTY



From 1st October 2021 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 3% override will still apply.

Homes sold in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers.

Please contact your own legal adviser with any queries.

### 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 2024 /2025 is c. £2,558.36

### VIEWING

By appointment with **RODGERS & BROWNE**.

# Location

Knockmore Park runs from Ranfurly Avenue to Maxwell Road.



Lovely sunny mature rear garden with summer house



Total Area: 2037 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Sales  
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