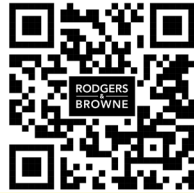


RODGERS & BROWNE



20 Fort Road
Helen's Bay, BT19 1LA

£595,000



The Owner's perspective

"We never get tired of the stunning views. We have especially enjoyed the mature south facing back garden and the light airy feel of the property.

Having the country park and the train station close by is a real asset, together with the beautiful coastal walks and lovely beaches on our doorstep"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room leading to Conservatory



Drawing room



Entrance hall

The facts you need to know...

Four bedrooms, three reception rooms including large double glazed conservatory

'Flower room' as planting area and storage

Bright, beautifully presented detached home

Wide tarmac driveway/parking

Some lovely views

uPVC double glazing

Within walking distance of Helen's Bay beach and tennis club

Oil fired central heating and white oil fired Aga range

Delightful, mature gardens which are sheltered and private to rear

Large paved rear terrace and barbecue area

Cloakroom, bathroom and shower room

Relaxed and 'at home' atmosphere



Dining room with Lough view



Steps from terrace leading to garden



uPVC double glazed Conservatory



Pergola in rear garden

The property comprises...

GROUND FLOOR

Single glazed door to:

DOUBLE GLAZED SUN PORCH

8' 6" x 5' 6" (2.59m x 1.68m)

Lough views. Glazed inner door and full length side panel to:

ENTRANCE HALL

Black and white vinyl tiled floor. Recessed lighting.

CLOAKROOM

Low flush wc, wash hand basin, black and white vinyl tiled floor, recessed lighting.

DRAWING ROOM

22' 9" x 12' 0" (6.93m x 3.66m)

Feature fireplace with polished granite inset and hearth. Lough views through large picture window, bevelled glass door to hall, glass double doors to:

TIMBER DOUBLE GLAZED CONSERVATORY

19' 0" x 11' 3" (5.79m x 3.43m)

Tiled floor, heating, power points, double, double glazed doors to large crazy paved terrace, barbecue area and rear garden.

DINING ROOM

13' 3" x 10' 6" (4.04m x 3.2m)

Lough views. Parquet wood block effect flooring, bevelled glass door to hall.



Large kitchen and breakfast area with white oil fired Aga



Casual dining



The 'heart' of the house



Kitchen leading to rear garden

The property comprises...

GROUND FLOOR

LARGE KITCHEN AND BREAKFAST AREA

26' 9" x 14' 9" (maximum) (8.15m x 4.5m)
 Extensive range of soft green cupboards, white Silkstone worktops, White oil fired Aga cooker for cooking and hot water. Inset one and a half tub sink unit with mixer taps, fridge, dishwasher, white under oven and hob, tiled floor, recessed lighting. Space for breakfast table and chairs. Lovely views into garden. uPVC double glazed door to terrace and rear garden.

REAR HALLWAY

Worcester oil fired central heating boiler. Space for coats, boots etc. Glass door to:

FLOWER ROOM

20' 3" x 10' 3" (6.17m x 3.12m)
 Extensive range of built-in cupboards. Belfast sink. Plumbed for washing machine. Crazy paved floor. Single glazed. Double timber doors to front. Double, single doors to rear.

Staircase with painted spindles and handrail to:



Bedroom one - extensive wardrobes and lovely Lough views



Bedroom two overlooking rear garden



Landing



Bedroom three - Lough views



Family Bathroom

The property comprises...

FIRST FLOOR

LANDING

Hotpress with copper cylinder and Willis Water Heater.

BEDROOM (1)

20' 9" x 10' 0" (6.32m x 3.05m)

Plus full range of built-in wardrobes. Recessed lighting. Lovely Lough views.

BEDROOM (2)

10' 9" x 9' 3" (3.28m x 2.82m)

Plus built-in wardrobes. Views over rear garden.

BEDROOM (3)

11' 3" x 9' 6" (3.43m x 2.9m)

Lovely Lough views.

BEDROOM (4)

19' 6" x 7' 3" (5.94m x 2.21m)

Arched window overlooking stairs. Large window with lovely Lough views.

BATHROOM

White suite comprising marble effect panelled bath with brass mixer taps and telephone hand shower, low flush wc, bidet, vanity unit with marble countertop and oval wash hand basin, recessed lighting, pale grey timber effect flooring, heated towel radiator.

SHOWER ROOM

Fully tiled shower cubicle with Aqualisa thermostatically controlled shower and mixer taps, vanity unit wash hand basin, low flush wc, pale grey timber effect flooring.

Outside

Wide tarmac driveway/parking space.

Mature gardens to front in lawns, flowerbeds, hedges. Private screened garden to rear in lawns, flowerbeds, shrubs, borders and hedges. Large crazy paved terrace and barbecue area.



Mature, private rear garden



Large terrace and barbecue area

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		66 D
39-54	E	43 E	
21-38	F		
1-20	G		

STAMP DUTY



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.

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 2022/2023 is c.£2,007.00

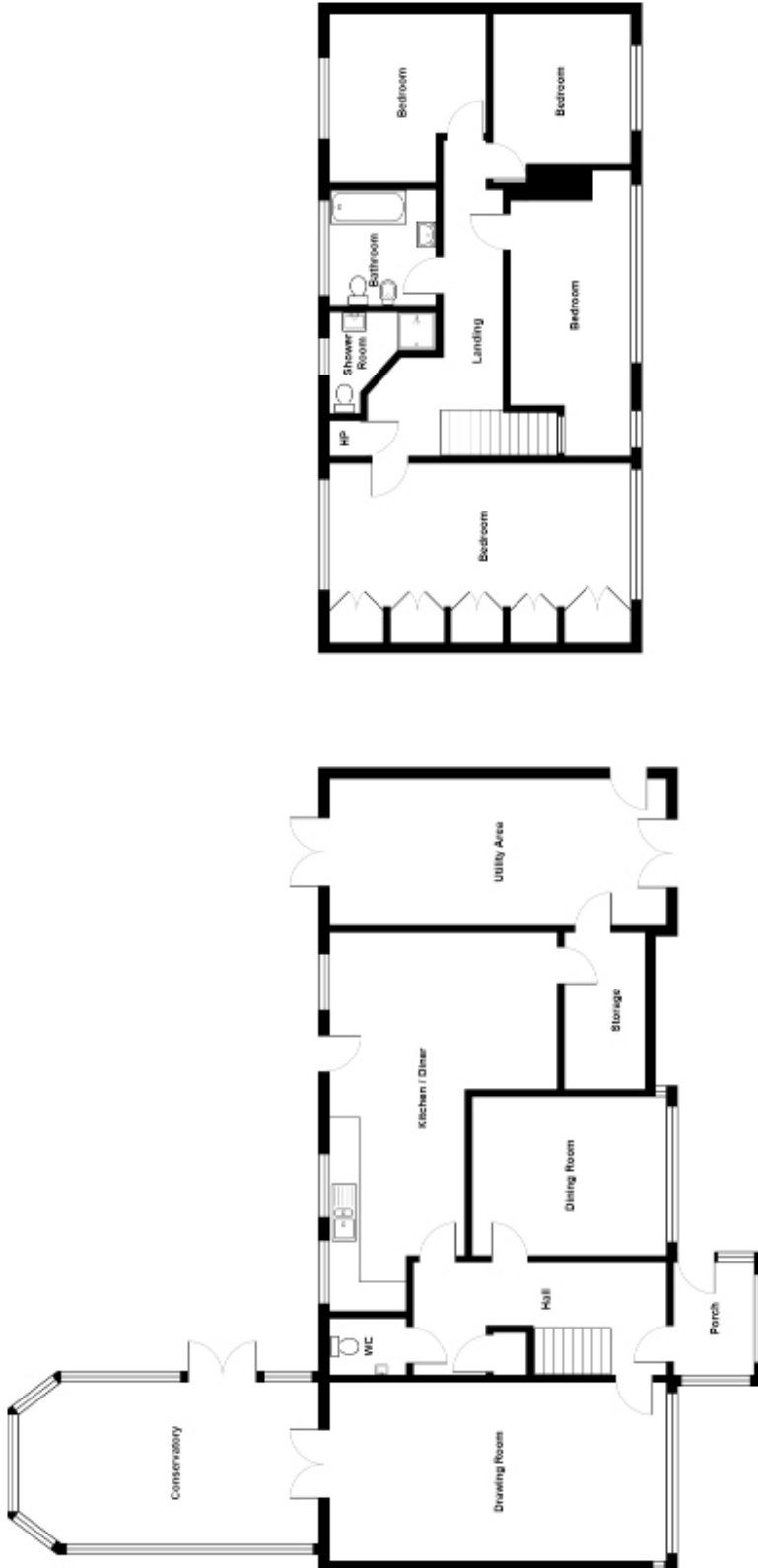
VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Diagonally opposite Helen's Bay Tennis Club and Church.

Floor plan



Total Area: 2362 ft²
All measurements are approximate and for clarity purposes only

**RODGERS
&
BROWNE**

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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.