

**RODGERS
&
BROWNE**

19A Bridge Road
Helen's Bay, BT19 1TT

offers over £775,000



The Owner's Perspective...

"We have loved living in this house ever since we arrived, many years ago with a 3 week old baby and 3 small boys in tow.

Since then we've loved every minute in this house. It's been a house filled with laughter and happy times.

Helen's Bay is a great place to live. The train station is great for connecting to schools and social nights out with friends.

We will miss all our good times in 19a Bridge Road but we're excited about trying something new and spending more time in our second home in Turkey"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Living room



Entrance hall

The facts you need to know...

Gracious detached family home set within mature private south facing grounds

Accessed via a sweeping tarmac driveway with parking for up to eight cars

Bright and spacious throughout

Drawing room with open fireplace

Contemporary kitchen with large central island, waterfall granite top opening to a casual living room and dining room offering fantastic socialising space for the family and social gatherings

Matching utility room

Five bedrooms, main bedroom with dressing and luxury ensuite

Cloakroom, bathroom and ensuite

Hardwood double glazed windows

Gas fired central heating

Detached double garage with electric up and over door

South facing raised terrace offering a number of areas for seating including a covered, open entertaining area for cooler nights

Mature gardens surrounding the house including a fabulous south facing stone walled garden offering complete privacy

Only minutes from Helen's Bay Square, train station, beach and Golf Club

Ease of access to main arterial routes linking Belfast City Centre and the George Best City Airport



Contemporary kitchen opening onto patio and garden



Dining area

The property comprises...

GROUND FLOOR

OPEN COVERED ENTRANCE PORCH

Steps leading to sage green PVC double glazed door and side lights.

LARGE ENTRANCE HALL

Cornice ceiling, low voltage lighting, solid wood flooring, under stair storage. Staircase leading to the first floor.

CLOAKROOM

Low flush wc, wall mounted sink unit with mixer tap, ceramic tiled floor, half tiled walls.

DRAWING ROOM

18' 2" x 16' 8" (5.54m x 5.08m)

Fireplace with wood surround, cast iron and tiled inset, granite hearth, cornice ceiling, low voltage lighting, wall lighting, solid wood floor.

CONTEMPORARY KITCHEN OPEN TO LIVING ROOM

31' 1" x 14' 1" (9.47m x 4.29m)

Contemporary style kitchen with a range of high and low level white high gloss cabinets, granite worktops, five ring Neff ceramic hob with stainless steel and glass extractor above, large central island with waterfall deep granite worktop, double inset sink unit with mixer tap, Neff double oven and microwave, part tiled walls, ceramic tiled floor, space for American fridge freezer, Breakfast bar area, low voltage lighting, cornice ceiling, feature radiator, double glazed doors leading to south facing terrace and garden. Opening to:

DINING ROOM

14' 8" x 10' 11" (4.47m x 3.33m)

Solid wooden floor, cornice ceiling, glazed door to entrance hall.

UTILITY ROOM

14' 1" x 7' 9" (4.29m x 2.36m)

Extensive range of built-in units with white high gloss cabinets, laminate worktops, space for washing machine and tumble dryer, freezer, Worcester gas boiler, single drainer stainless steel sink unit and mixer tap, ceramic tiled floor, access to roofspace, glazed door to rear.



Main bedroom



Bright landing



Ensuite shower room



Dressing area



Bedroom two



Bedroom five, cot room or study

The property comprises...

FIRST FLOOR

LANDING
Hotpress with shelving.

MAIN BEDROOM
16' 9" x 11' 8" (5.11m x 3.56m)
Laminate flooring, archway leading to:

DRESSING AREA AND ENSUITE SHOWER ROOM
16' 9" x 6' 2" (5.11m x 1.88m)
Fully tiled double shower cubicle with Hansgrohe thermostatically controlled shower unit, low flush wc, wall mounted sink unit and mixer tap with cabinet below, ceramic tiled floor, fully tiled walls, chrome heated towel radiator.



Bedroom three



Bathroom

First floor

BATHROOM

11' 4" x 7' 0" (3.45m x 2.13m)

White suite comprising panelled bath with mixer tap and telephone shower, fully tiled shower cubicle with thermostatically controlled shower unit, inset wash hand basin with mixer tap and cabinet below, low flush wc, ceramic tiled floor, fully tiled walls.

BEDROOM (2)

11' 5" x 8' 6" (3.48m x 2.59m)

Laminate flooring.

BEDROOM (3)

15' 3" x 12' 9" (4.65m x 3.89m)

Including extensive range of built-in wardrobes. Solid oak wooden floor.

BEDROOM (4)

13' 5" x 12' 9" (4.09m x 3.89m) Including extensive range of built-in wardrobes, laminate flooring.

BEDROOM (5) /STUDY/COT ROOM

10' 4" x 5' 10" (3.15m x 1.78m)

Outside

OPEN COVERED SITTING AREA

13' 10" x 13' 9" (4.22m x 4.19m)

Flagged patio areas.

DETACHED MATCHING GARAGE

21' 5" x 17' 10" (6.53m x 5.44m)

Up and over door, power electric, storage above.

Raised decking area, extensive south facing patio overlooking the garden, feature stone wall.

Fully enclosed flagged patio area, sweeping tarmac driveway, outside lighting. Extensive lawns laid in grass.

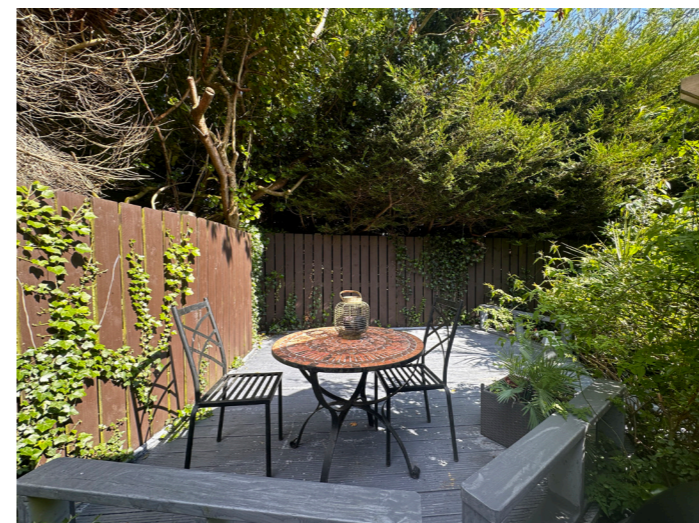
Outside lighting. Outside tap. Outside power and mood lighting.



Bedroom



Sunny patio



Sheltered relaxing



Patio doors out to patio and garden



Outdoor dining



Generous patio

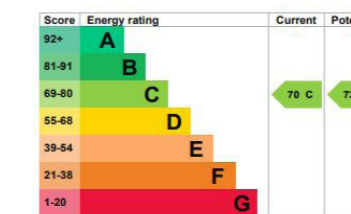


Raised deck

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?	X		
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?		X	
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 23rd September 2022 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 the 3% override still 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 £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold 1pm if demanded

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.£3,508.61

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

Location

Travelling down Craigdarragh Road, under the railway bridge turn right onto Bridge Road and No 19A is on your left.

Floor plan



Total Area: 234.0 m² ~ 2520 SF
All measurements are approximate and for display purposes only

**RODGERS
&
BROWNE**

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