

# RODGERS & BROWNE



3 Railway Cottages, Bridge Road  
Helen's Bay BT19 1TE

*offers over £230,000*

**SALE AGREED**



## *The Agent's Perspective...*

"Within a short walk of Helen's Bay Square, the train station and the deceptively challenging Helen's Bay golf course, this neat, attractive townhouse has a great deal of appeal.

The style is that of a period railway cottage but the interior is very definitely 'up-to-date' as it features a contemporary shower room, striking kitchen with granite worktops, gas fired central heating and uPVC double glazing.

Set off by artificial grass and planting to the front and an enclosed, sunny patio to the rear with raised timber planters, this is a home which should require the minimum of upkeep and is therefore likely to appeal to a busy professional, couple or those who wish to travel and be sure to do so for extended periods knowing the house will be 'as is' on their return.

A really practical and easily managed home. Telephone today to book an appointment"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



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

Attractive three bedroom townhouse in railway cottage style

Bright comfortable living / dining space with fireplace

Modern, white, satin finish kitchen with polished granite worktops

uPVC double glazing

Gas fired central heating

Sunny enclosed patio garden to rear with raised timber planters

Short walk from Helen's Bay Square, train station and golf course

Parking space and visitor parking

Easy to purchase, heat and maintain

No ongoing 'chain'

Also suit as 'lock and leave' home for those spending time abroad



Dining out to sunny enclosed patio garden



Modern Kitchen

## *The property comprises...*

### **GROUND FLOOR**

Multi point locking, uPVC double glazed front door

**ENTRANCE PORCH:** Oak effect laminate flooring, Glazed inner door

**BRIGHT LIVING / DINING ROOM 25' 6" x 12' 9" (7.77m x 3.89m)** Feature fireplace, polished stone surround, granite hearth and inset, oak effect laminate flooring. Sliding uPVC double glazed door to rear and patio.

Cloaks cupboard under stairs

**MODERN KITCHEN: 8' 9" x 7' 9" (2.67m x 2.36m)** Extensive range of white satin finish, high- and low-level cupboards, polished grey granite worktops and upstands, polished ceramic tiled floor, inset 11/2 tub stainless steel sink unit, mixer taps, plumbed for washing machine, concealed lighting.

### **FIRST FLOOR**

**BEDROOM (1): 11' 9" x 0" (3.58m x 0m)** Built in wardrobe

**BEDROOM (2): 12' 6" x 8' 9" (3.81m x 2.67m)** Double built in wardrobe

**BEDROOM (3): 10' 9" x 7' 3" (3.28m x 2.21m)** Double built in wardrobe

**SHOWER ROOM: 6' 6" x 5' 9" (1.98m x 1.75m)** Low flush wc., floating vanity unit with wash hand basin, mixer taps, ceramic tiled floor, shower cubicle with shower panels, thermostatic drench and telephone hand showers, recessed lighting, extractor.

**LANDING:** Linen Cupboard with radiator

Aluminium ladder to Roofspace, part floored, light, gas fired central heating boiler.

### **OUTSIDE**

Garden to front in artificial grass, shrubs and planting.

Enclosed, flagged, sunny patio to rear with raised timber planters.

Timber garden shed. Water tap.

One allocated parking space and visitor parking.

### **VIEWING**

By appointment with **RODGERS & BROWNE**.



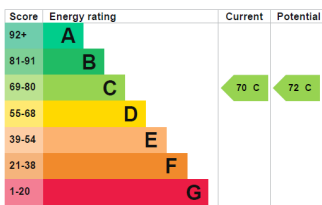
## Additional information

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 [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)



**LOCATION:** From Helen's Bay Square head along Bridge Road towards Crawfordsburn and Railway Cottages are on the right hand side before the bridge.

### FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

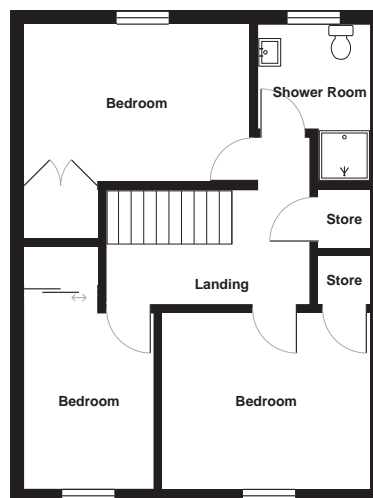
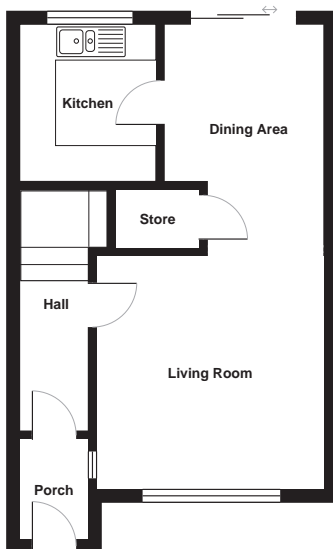
### TENURE

Leasehold 9,000 years from 30th September 1986 at a rental of £50.00 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 2024 /2025 is £1,507



Total Area: 89.6 m<sup>2</sup> ... 965 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Sales  
Lettings  
Property Management

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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.