

# RODGERS & BROWNE



14 Dunkeld Chase, Bangor  
BT19 6RL

*offers over £365,000*

**SALE AGREED**



## *The Owner's Perspective...*

"We have had the pleasure of living here from new, raising a family in a lovely area. We were fortunate to be able to make many changes before the build allowing for an open concept and a bespoke floor plan, and we also added the sunroom to maximise the countryside views behind us.

The south facing garden has the sun all day and allows for relaxation with privacy.

We have the luxury of being in a quiet and private location whilst being within walking distance of Ballymagee and Kilmaine primary schools, Bangor Grammar, linear park and convenience stores. Lesley Bloomfield Shopping centre is also a few minutes drive away".



**76 High Street, Hollywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Drawing room with hardwood floor and feature fireplace



Dining room



Feature fireplace



Spacious entrance hall

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

Individually designed detached family home set within a private and quiet development

Deceptively spacious and well maintained throughout

Drawing room and dining room

Sunroom with fantastic views over the countryside to the rear

Shaker style kitchen with central island, granite worktops and integrated appliances all opening to a casual dining area

Matching utility room

Four spacious bedrooms, main with ensuite shower room

Main bathroom incorporating a feature, contemporary, free standing bath with Philippe Starck Axor taps and separate shower cubicle

Pressurised oil fired central heating

Detached matching garage with electric door

Tarmac driveway with parking for four cars

PVC double glazing

Superb south facing enclosed gardens laid in lawns, patio area all overlooking the countryside to the rear

Local amenities are on the doorstep including the renowned Lesley Bloomfield Shopping Complex

An ease of access to the Link Roads connecting Bangor and Belfast City

Ideal for those with children of all ages as the array of schools in the vicinity is superb



Shaker kitchen with granite worktops



Open plan casual dining



Lovely fitted kitchen



Sun room with rural views

*The property comprises...*

**GROUND FLOOR**

Panelled double glazed door with side lights.

**SPACIOUS ENTRANCE HALL** Hardwood flooring, staircase to first floor, low voltage lighting.

**CLOAKROOM:** Low flush wc, contemporary wash hand basin with mixer tap, rice bowl sink with glass and chrome pedestal, hardwood flooring.

**DRAWING ROOM:** 12' 10" x 12' 0" (3.91m x 3.66m) Fireplace with wooden surround, cast iron horseshoe inset, granite hearth, hardwood flooring, double glazed doors to entrance hall.

**DINING ROOM:** 12' 0" x 11' 3" (3.66m x 3.43m) Hardwood flooring, double glazed doors to entrance hall.

**SHAKER KITCHEN OPEN TO CASUAL DINING AREA** 25' 3" x 13' 2" (7.7m x 4.01m) Extensive range of high and low level shaker style cupboards, granite worktops, inset sink unit with mixer tap, five ring gas top with space for American fridge freezer, integrated oven, microwave, Amtico flooring, views to the countryside, opening to:

**SUNROOM** 11' 9" x 11' 9" (3.58m x 3.58m) Views over the countryside, hardwood flooring, French doors to patio area and garden.

**UTILITY ROOM:** High and low level cupboards, laminate worktops, plumbed for washing machine and space for tumble dryer,



Main bedroom

**FIRST FLOOR**

**MAIN BEDROOM 17' 11" x 12' 0" (5.46m x 3.66m)**

**ENSUITE SHOWER ROOM: 7' 2" x 6' 6" (2.18m x 1.98m)** Fully tiled shower cubicle with Pharo power jets and telephone shower, low flush wc, half pedestal wash hand basin and mixer tap with tiled splashback, Amtico flooring.

**BEDROOM (2): 11' 7" x 11' 1" (3.53m x 3.38m)**

**BEDROOM (3): 12' 0" x 11' 1" (3.66m x 3.38m)**

**BEDROOM (4): 11' 1" x 10' 3" (3.38m x 3.12m)**

**BATHROOM: 11' 1" x 7' 9" (3.38m x 2.36m)** White suite comprising contemporary free standing bath with Philippe Starck Axor taps and telephone shower, contemporary wall mounted sink unit with mixer tap, Porcelain shelf, tiled splashback, heated towel radiator, low flush wc, large shower cubicle, fully tiled with Pharo power jets, Amtico flooring.

**LANDING:** Hotpress. Access to roofspace,



En suite shower room

**OUTSIDE**

**DETACHED GARAGE:** Light and power, recently installed electric garage door.

**GARDENS:** Superb south facing enclosed gardens laid in lawns, patio area all overlooking the countryside to the rear. Fenced and enclosed.



Bedroom 2



Bedroom 3



Bedroom 4 dressing room or home office



Bathroom with bath and shower

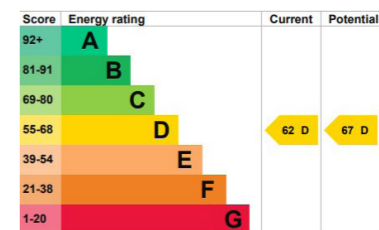
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

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

**UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)**

Electricity	POWER NI - OR OTHER SUPPLIERS
Mains gas	NO
LPG	YES - VARIOUS SUPPLIERS
Mains water	YES
Cable TV or satellite	SKY
Telephone	VARIOUS PROVIDERS
Broadband and speed	UP TO 1000 MBPS

**ENERGY EFFICIENCY RATING (EPC)**



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 / freehold / term / ground rent £

**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 TBC.

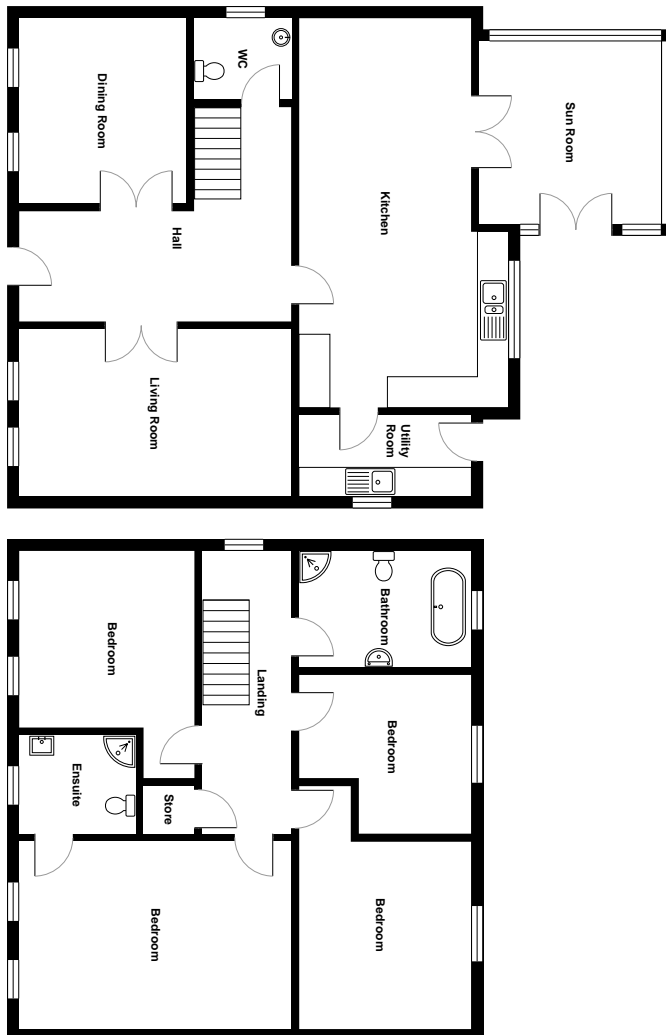
**VIEWING:** By appointment with **RODGERS & BROWNE**.

# Location

Travelling past Lesley Bloomfield Shopping Complex at the roundabout take third left into Gransha Road take your third left into Bexley Road, at the end of the road turn left onto Ashbury Avenue, second right into Albany Road, second right into Kinwood Road, right onto Dunkeld Avenue, left into Dunkeld Drive, left into Dunkeld Park and Dunkeld Chase is on your right.



# Floor plan



Total Area: 185.4 m<sup>2</sup> ... 1995 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Sales  
 Lettings  
 Property Management

EXPERIENCE | EXPERTISE | RESULTS

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

info@rogersandbrowne.co.uk  
 rogersandbrowne.co.uk



*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.