

RODGERS & BROWNE



4 Golf Grove, Off Bridge Road

Helen's Bay, BT19 1GY

offers over £325,000



The Owner's Perspective...

"We spent a long time waiting for a house like 4 Golf Grove to become available but it has more than rewarded us for our patience.

To date we have mainly have lived at our house in England but wanted a lock up and leave where we could spend holidays and have a base of our own in Northern Ireland when back visiting family and friends. 4 Golf Grove has been perfect for this.

The layout lends itself brilliantly to entertaining but at the same time, despite being deceptively spacious retains a cosy feel. Golf Grove is gated and private but in one direction the golf club and wooded path to the beach are literally minutes away and in the other direction its an even shorter distance to the square and train halt- great for trips out to Bangor, Holywood and Belfast. Not being from Helen's Bay, we did not fully appreciate just how much it had to offer but have had a fantastic time finding out. We have also equally enjoyed getting to know the Helen's Bay community and love being a part of it. As a result, 4 Golf Grove has changed from being a lock up and leave to increasingly being to more of an open up and stay.

And so it is time for us to move onto the next chapter but having filled 4 Golf Grove with fun and laughter is has rewarded us with nothing but happy memories. We will take these with us wherever we go and know the new owners will have a wonderful time here create their own happy memories"

76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Drawing Room



Drawing Room



Entrance Hall

THE FACTS YOU NEED TO KNOW...

Exceptionally spacious mid townhouse extending to c. 1,780 sqft

Set in the heart of Helen's Bay Village

Flexible accommodation depending on needs

Drawing room plus first floor family room opening to casual dining area

Modern kitchen with feature double ovens and ample integrated appliances

Separate utility room on the ground floor

Three bedrooms (two on the second floor one on the ground floor)

Master bathroom plus ensuite shower room

Gas fired central heating

PVC double glazed oak effect windows

Private parking for two cars

Enclosed easily maintained south facing garden which has been recently landscaped

An ideal lock and leave property

Alarm system

Only minutes from Helen's Bay Train halt, Golf Club and the coastal paths

Belfast City centre is easily accessed via the main Bangor Carriageway

Each room has network panels back to a central patch panel



Family Room



Kitchen



Family Room



Dining area

The Property Comprises...

GROUND FLOOR

Solid door leading to

ENTRANCE HALL

Staircase to first floor. Under stair storage. Oak laminated flooring.

CLOAKROOM

Low flush wc, wash hand basin with tiled splashback. Ceramic tiled floor.

GUEST BEDROOM / BEDROOM (1)

13' 0" x 10' 1" (3.96m x 3.07m)

ENSUITE SHOWER ROOM

6' 7" x 5' 3" (2.01m x 1.6m)

Shower cubical with marble effect paneling, thermostatically controlled shower unit with telephone shower and over drencher, inset wash hand basin with cupboards below, mix tap. Lfwc, Pvc tongue and groove ceiling, Low voltage lights, heated towel radiator.

UTILITY ROOM

6' 8" x 4' 5" (2.03m x 1.35m)

Plumbed for washing machine, space for tumble dryer. High level units, laminate worktops and tiled splashback. Ceramic tiled floor.

DRAWING ROOM / BEDROOM (4)

17' 0" x 14' 5" (5.18m x 4.39m)

Oak surround fireplace with electric inset. Oak laminated flooring. French doors accessing onto easily maintained pebbled garden.

First Floor

FAMILY ROOM OPENING TO DINING AREA

21' 0" x 16' 3" (at widest points) (6.4m x 4.95m)

Fireplace with pine surround, tiled inset and hearth, gas fire. Solid wooden floor. Beautiful bay window. Wall lights.



Bedroom Three

MODERN KITCHEN

13' 6" x 10' 0" (4.11m x 3.05m)
 Range of high and low level modern cupboards, under unit lighting. Creda five ring stainless steel hob with stainless steel extractor above. Two stainless steel under ovens. Space for American fridge freezer. Integrated dishwasher. Laminate worktops. One and a half stainless steel sink unit with mixer tap. Slate tiled floor. Part tiled walls. Low voltage lighting.

Second Floor

LANDING

Access to roof space.

BEDROOM (3)

16' 11" x 14' 5" (5.16m x 4.39m) French doors, Juliet balcony with glimpses of Belfast Lough. Built in wardrobe.

BATHROOM

White suite comprising panelled bath with mixer tap, low flush wc, pedestal wash hand basin with mixer tap. Double shower cubicle with power jets, over drencher and telephone hand shower. Ceramic tiled floor. Part tiled walls. Heated towel rail.

BEDROOM (2)

17' 1" x 12' 8" (5.21m x 3.86m)
 Solid oak wooden flooring.

Outside

Easily maintained landscaped garden laid in slate enclosed by cast iron railings, to the front there are two car parking spaces including visitor's spaces



Guest Bedroom/Bedroom One



Bedroom Two



Bathroom



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.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE

Freehold

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 £ 2192.98

VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Travelling along the Bangor Dual Carriageway towards Bangor turn left into Craigdarragh Road, continue down the road until you go under the bridge, turn right into Bridge Road, continue along the road until you get to Golf Road turn left and Golf Cove is on your right.



Total area: approx. 165.3 sq. metres (1779.2 sq. feet)

For illustrative purposes only. Not to scale.
Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUjip.

4 Golf Grove, Helens Bay

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&
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