

RODGERS & BROWNE

4 Bennet Wood, Off Kathleen Avenue,
Helen's Bay, BT19 1JX



offers around £650,000



The Owner's Perspective...

"We have enjoyed being the only owners of No 4, a much loved home with many happy family memories. The house is located in the heart of the friendly, welcoming community of Helen's Bay, at the end of a quiet cul-de-sac, and set in secluded and sheltered south facing gardens.

It is ideally situated, within close proximity of the shore and coastal paths, Crawfordsburn Country Park and Helen's Bay Golf Club. Cycling, swimming, paddle boarding and dog walking are some of the outdoor activities enjoyed by children and grandchildren over the years. The train station is just a few minutes walk, providing invaluable, easy access to Bangor, Holywood, the City Airport and Belfast.

Whilst we only needed the space of a three bedroom bungalow during our time here, there is potential to convert the roof space into a 5 bedroom house, should additional space be required.



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Drawing room



South facing conservatory

The facts you need to know...

Deceptively spacious detached family home which benefits currently from being a bungalow but has high potential to increase the accommodation in the roofspace

Set amongst a mature private site at the end of a private road

Drawing room with open fireplace, south facing conservatory

Spacious kitchen opening to living and casual dining

Separate utility room

Three bedrooms, main bedroom including wet room

Main bathroom

Access via a staircase from the garage to the first floor which would lend itself to conversion (subject to planning permission)

Hobbies room

Double integrated garage with electric up and over door and double height ceiling ideal for the car enthusiasts

Extensive south facing gardens laid in lawns, flowerbeds and mature shrubs

Oil fired central heating

Private parking for up to five cars and a caravan/boat

Ideally located to main arterial routes linking Belfast City Centre and The George Best City Airport



Kitchen opening to living and casual dining



Living room and casual dining



View from the conservatory to the gardens

The property comprises...

GROUND FLOOR

Double panelled doors to:

ENTRANCE PORCH

Heather Brown tiled floor, glazed door and side light to:

ENTRANCE HALL

Wall lighting. Hotpress with open shelving.

CLOAKROOM

Low flush wc, wash hand basin, open hanging space.

DRAWING ROOM

20' 3" (into bay window) x 17' 9" (6.17m x 5.41m)

Brick fireplace with matching mantle, Heather Brown hearth, open fire, views to the garden, cornice ceiling, wall lighting, glazed door to:

CONSERVATORY

18' 7" x 9' 4" (5.66m x 2.84m)

South facing conservatory, ceramic tiled floor, double glazed door to garden, views over the garden.

KITCHEN OPEN PLAN TO LIVING ROOM AND CASUAL DINING

26' 4" x 13' 6" (8.03m x 4.11m)

Range of high and low level cabinets, under unit lighting, laminate worktops, one and a half sink unit and mixer tap, four ring ceramic hob, extractor fan, plumbed for dishwasher, eyelevel Neff double oven, integrated fridge, part tiled walls, recessed lighting, living and dining room has part panelled walls. Views over the rear garden.

UTILITY ROOM

12' 10" x 7' 10" (3.91m x 2.39m)

Range of high and low level cupboards, laminate worktops, deep fill stainless steel sink unit with mixer tap, plumbed for washing machine and tumble dryer, part tiled walls, glazed door to side with side light, service door to garage.



Main bedroom

MAIN BEDROOM

14' 8" x 12' 11" (4.47m x 3.94m)
Including range of built-in wardrobes and matching vanity unit.

ENSUITE WET ROOM

Fully tiled double shower with thermostatically controlled shower unit, low flush wc, inset wash hand basin, mixer and cupboard below, fully tiled walls.

BEDROOM (2)

14' 8" x 9' 9" (4.47m x 2.97m)
Including built-in wardrobes with sliding doors, vanity unit, inset sink and mixer tap.

BATHROOM

9' 8" x 7' 0" (2.95m x 2.13m)
Coloured suite comprising corner bath, mixer tap and telephone shower, low flush wc, pedestal wash hand basin with mixer tap, large shower cubicle with Mira electric shower, fully tiled walls, heated towel radiator.

BEDROOM (3)

10' 1" x 9' 9" (3.07m x 2.97m)

First Floor – (Accessed via a staircase in the garage).

LANDING

Access to:

ROOFSPACE

41' 5" x 14' 9" (12.62m x 4.5m)
Plus eaves, two double glazed Velux windows.

OFFICE

13' 6" x 12' 4" (4.11m x 3.76m)
Double glazed Velux window.

Outside

ATTACHED MATCHING DOUBLE GARAGE

23' 2" x 21' 8" (7.06m x 6.6m)
Electric up and over door, double height ceiling, oil fired central heating boiler, light and power. Staircase leading to first floor. Double ceiling height.

Tarmac driveway with parking for four cars plus space for caravan/boat and car washing area.

Extensive south facing gardens laid in lawns, flowerbeds and mature hedges and borders with archway to a secret garden also laid in lawns with complete privacy.

Outside light. Outside tap. PVC oil tank.



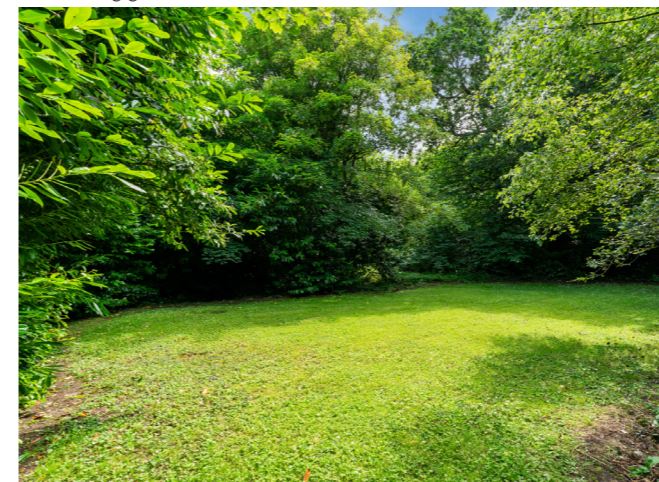
En suite wet room



Bedroom 2



South facing gardens

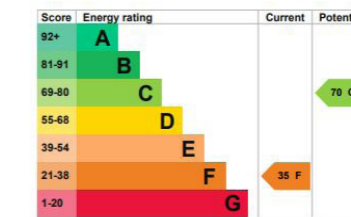


Secret garden

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)



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 10,000 years

MANAGEMENT FEE:
£200 Per Annum

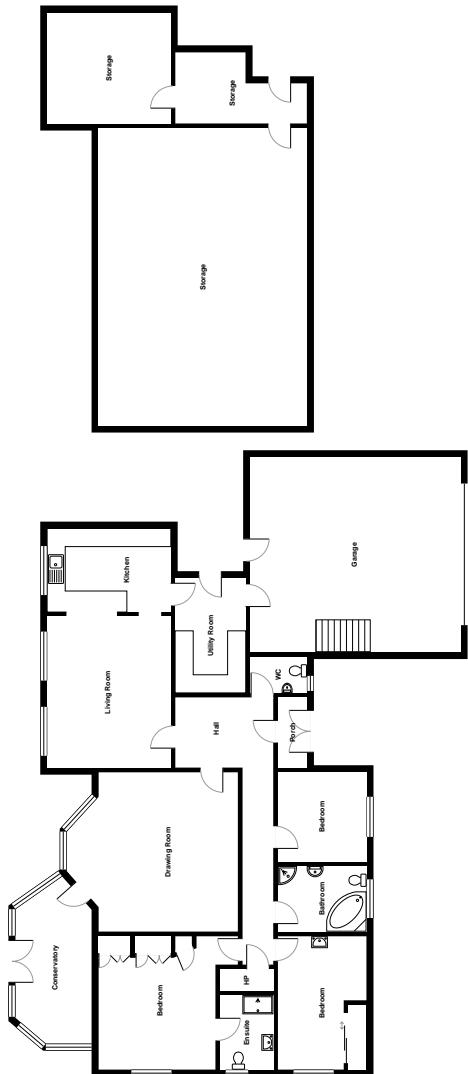
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is £3,289.32.

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

Location

From Fort Road turn into Kathleen Avenue then take second turning on left hand side which is Bennet Wood. No 4 is the last house at the bottom.



Total Area: 312.3 m² ... 3362 ft²



**Sales
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EXPERIENCE | EXPERTISE | RESULTS

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