

# RODGERS & BROWNE



29 Blackwood Crescent, Bridge Road  
Helen's Bay, BT19 1TJ

*offers over £399,950*



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

"Blackwood Crescent is located near the centre of this affluent and attractive seaside town and attracts families keen to take advantage of its proximity to the seashore, coastal path, Country Park and challenging nine hole golf course.

This extended, red brick, detached home offers bright manageable space with the potential in future to expand into a first floor extension (if required).

There is flexibility here too with three reception rooms and three bedrooms or two reception rooms four bedrooms with the added advantage of a ground floor shower room. A house which is sure to attract keen interest. Arrange to view today".



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Sitting room or downstairs bedroom 4



Living room leading to open plan dining kitchen and back garden



Period style cast iron and tiled fireplace

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

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Extended, detached family home

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Three bedrooms, three reception rooms  
(or fourth bedroom ground floor)

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Bright, spacious, open plan dining kitchen  
27'9" x 9'0"

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First floor bathroom and ground floor  
shower room

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uPVC double glazing

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Gas fired central heating - recent new  
boiler

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Sunny enclosed rear garden with outside  
shower after beach swim for you or your  
dog!

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Driveway parking for two cars

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Convenient to train station

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Great interior flexibility to suit most needs

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Detached garage

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Walks to Country Park, coastal path and  
short distance to Helen's Bay Golf Club

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Very convenient to Belfast, City Airport,  
Bangor, Holywood and Newtownards

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Bright open plan kitchen dining space



Open to living room also



Breakfast bar to kitchen area

*The property comprises...*

**GROUND FLOOR**

uPVC double glazed front door.

**ENTRANCE PORCH:** Quarry tiled floor. Hardwood double glazed inner door to:

**ENTRANCE HALL:** Walnut effect laminate flooring.

Storage under stairs.

**SITTING ROOM:** 11' 9" x 11' 6" (3.58m x 3.51m)  
Walnut effect laminate flooring.

**LIVING ROOM:** 12' 6" x 10' 0" (3.81m x 3.05m)  
Feature period style cast iron fireplace, tiled inset, walnut effect laminate flooring, open to:

**DINING/KITCHEN** 27' 9" x 9' 0" (8.46m x 2.74m)  
Space for dining table and chairs, sliding double glazed aluminium doors to patio and rear garden, tiled floor, Open to:

**KITCHEN:** Range of shaker style high and low cupboards, butchers block effect laminate worktops, inset one and a half tub stainless steel sink unit with mixer tap, breakfast bar, tiled floor, recessed lighting, plumbed for dishwasher, part tiled walls, stainless steel range cooker, five ring gas top, cooker canopy, uPVC double glazed door to side and garage.

**UTILITY ROOM:** 9' 0" x 3' 6" (approximately) (2.74m x 1.07m) Gas fired central heating boiler, plumbed for washing machine, tiled floor.

**SHOWER ROOM:** 8' 6" x 4' 3" (2.59m x 1.3m) White suite comprising low flush wc, pedestal wash hand basin, extractor fan, recessed lighting, tiled floor, fully tiled, thermostatically controlled shower cubicle, chrome heated towel radiator.



Bedroom 1

## FIRST FLOOR

**BEDROOM (1): 12' 0" x 9' 9"** (3.66m x 2.97m)  
Including built-in wardrobe with sliding mirror doors.

**BEDROOM (2): 12' 0" x 10' 3"** (3.66m x 3.12m)  
Including built-in wardrobe.

**BEDROOM (3): 9' 3" x 8' 0"** (2.82m x 2.44m)

**BATHROOM: 5' 9" x 5' 6"** (1.75m x 1.68m) White suite comprising panelled bath with mixer tap, telephone hand shower over, pedestal wash hand basin, low flush wc, part tiled walls, tiled floor, chrome heated towel radiator.

**LANDING:** Shelved linen cupboard. Roofspace part installed, and part floored.

## OUTSIDE

**DETACHED MATCHING GARAGE 16' 9" x 9' 0"** (5.11m x 2.74m) Up and over door, light and power.

Tarmac driveway and parking space for two cars.

Gardens to front and enclosed to rear in lawns, flowerbeds, shrubs, fencing and hedges.

Outdoor shower ideal for washing after swimming or paddleboarding on the beach or for wet suits and family pet!



Ground floor shower room



First floor bathroom



Bedroom 3



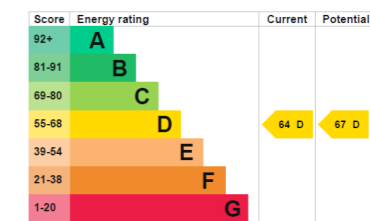
Sunny rear garden with outdoor shower

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	VARIOUS SUPPLIERS
Mains gas	VARIOUS SUPPLIERS
LPG	N/A
Mains water	MAINS WATER & DRAINS
Cable TV or satellite	VARIOUS PROVIDERS
Mobile Telephone	SIGNAL CAN BE SPORADIC
Broadband and speed	BT DOWNLOAD UP TO 1000BPS

## ENERGY EFFICIENCY RATING (EPC)



From 31st October 2024 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 a 5% override 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.

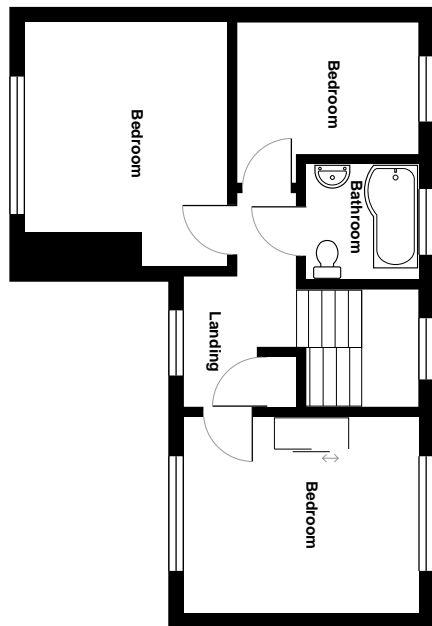
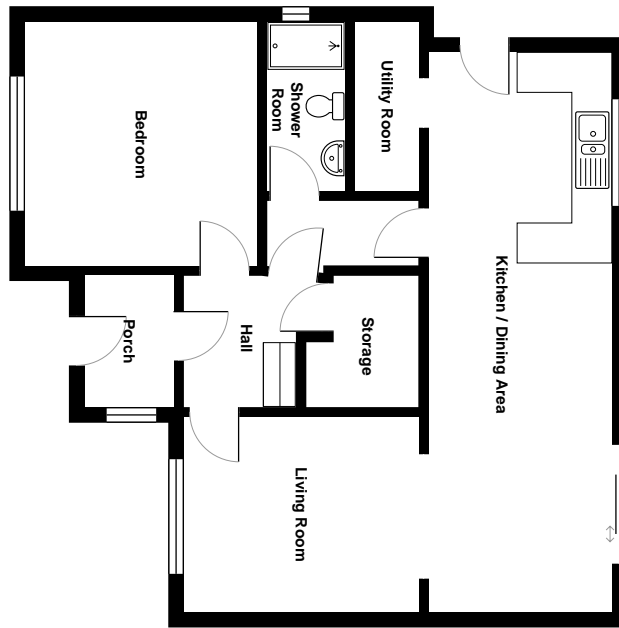
The assessment for the year 2024 /2025 is c.£2,010.14

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

## Location

Blackwood Crescent is a 'horseshoe' running from Bridge Road and back again opposite Railway Cottages

## Floor plan



Total Area: 112.2 m<sup>2</sup> ... 1208 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Sales  
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EXPERIENCE | EXPERTISE | RESULTS

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### Disclaimer

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