

**RODGERS
&
BROWNE**

SALE AGREED

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



offers over £215,000



The Owners Perspective...

"This has been a much loved, well cared for cottage, in the same family since first built in the 1980s, located in the heart of the friendly, welcoming community of Helen's Bay.

The cottage is bright and cheerful, unique and full of character, enjoying a private, enclosed, south facing back garden and patio, full of colourful bushes and shrubs.

It is ideally situated, within close proximity of the shore and coastal paths, Craefordsburn Country Park and Helen's Bay Golf Club. Cycling, swimming, paddle boarding and dog walking are some of the outdoor activities enjoyed by the family over the years in Helen's Bay.

The train station is just a few minutes walk, providing easy access to Bangor, Holywood, the City Airport and Belfast."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room open to dining area



Dining room open to living area



Entrance hall

The facts you need to know...

Unique end townhouse situated within the very sought after Helen's Bay

Flexible accommodation depending on individual needs

Dual aspect living room opening to dining with direct access to the garden

Bright kitchen

Three bedrooms, two on the first floor and one on the ground floor

Shower room on the ground floor plus ensuite facilities off the main bedroom

Fully enclosed south facing rear garden laid with a large patio and mature shrubs

Gas central heating

PVC double glazed

Private parking space for one car plus visitors car parking

Only minutes from Helen's Bay Railway Station which offers direct access to Belfast and Bangor City Centres

Helen's Bay beach and Crawfordsburn Country Park are all on the doorstep

An ideal home for a first time buyer, investor or those wishing to downsize but stay in the area



Kitchen



Kitchen



Landing

The property comprises...

GROUND FLOOR

Glazed door to:

ENTRANCE HALL

Staircase to first floor. Hotpress with lagged copper cylinder.

LIVING ROOM OPEN TO DINING AREA

22' 1" x 12' 5" (at widest points) (6.73m x 3.78m)
Tiled fireplace and hearth, picture rail, wall lights, double sliding doors to garden area. Cloaks cupboards with Worcester gas boiler.

KITCHEN

11' 10" x 7' 10" (3.61m x 2.39m)
Range of high and low level cabinets, formica worktops, one and a half stainless steel sink unit with mixer tap, space for cooker with extractor above, space for fridge freezer, plumbed for washing machine, part tiled walls, door to rear garden.

SHOWER ROOM

6' 5" x 6' 1" (1.96m x 1.85m)
White suite comprising fully tiled shower cubicle with Mira Sport electric shower, low flush wc, pedestal wash hand basin and mixer tap, fully tiled walls, extractor fan, low voltage lighting.

BEDROOM (3)/SITTING ROOM

9' 9" x 8' 8" (2.97m x 2.64m)



Main bedroom

First Floor

LANDING

Light by double glazed Velux window.

BEDROOM (1)

19' 7" x 9' 2" (at widest points) (5.97m x 2.79m)
Dual aspect.

ENSUITE

Low flush wc, inset sink unit and mixer tap.

BEDROOM (2)

17' 0" x 9' 6" (5.18m x 2.9m)
Two double glazed Velux windows, storage in the eaves, plus built-in wardrobes.

Outside

Fully enclosed south facing patio garden including mature shrubs.

Private parking for one car plus guest parking.



Ensuite



Bedroom two



Shower room



Bedroom three/sitting room

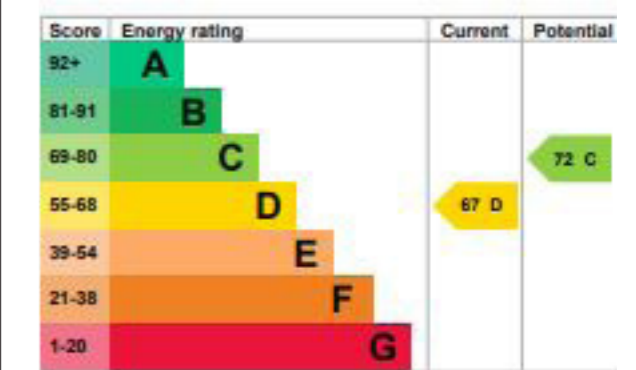
Additional information

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 rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will 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

Long Leasehold - 10,000 years with a ground rent of £50 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 2023/2024 is £1,437.48

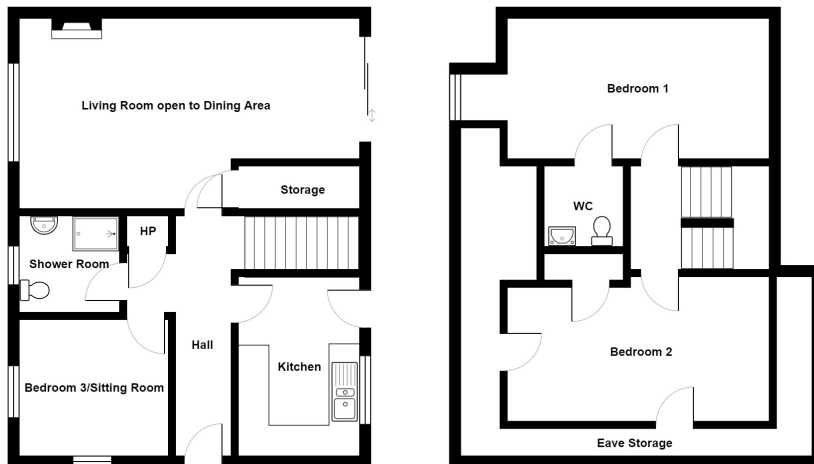
VIEWING

Location

From Belfast to Bangor Road turn into Craigdarragh Road. Go underneath railway arch and turn right onto Bridge Road. Railway Cottages are on the right hand side past The Square heading towards Crawfordsburn.



Floor plan



Total Area: 115.9 m² ... 1248 ft²
All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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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.