

**RODGERS  
&  
BROWNE**

141 Groomsport Road, Ballyholme  
Bangor, BT20 5NZ

*offers over £475,000*



### THE AGENTS PERSPECTIVE...

This has been the happy family home for the present owners for over forty years, during which time they have most carefully maintained and enhanced this beautiful property to be what it is today.

Typical of its 1930s origins, the house has four bedrooms, three reception rooms and has been sympathetically updated over the years without spoiling the 'feel' of the period.

Within a short walk of Ballyholme Village, shops and Ballyholme Bay, the location is much admired for its convenience and attractive environs.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414





Entrance porch



Entrance hall



Front door with leaded stained glass

### THE FACTS YOU NEED TO KNOW...

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Four bedrooms, three reception rooms

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Fully fitted Cherrywood kitchen with appliances and polished granite worktops

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Cloakroom, bathroom and ensuite shower cubicle

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Most comfortable and attractive interior

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Many original features retained

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Double garage with space for washing machine and utility area

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Lovely oak staircase and retained leaded glass details

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Beautifully maintained large garden with 'cabin', sitting and BBQ area

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Convenient to Royal Ulster and Ballyholme Yacht Clubs

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Very pleasant walk to shops at Ballyholme Village, Ballyholme Primary school and Ballyholme Bay

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Oil fired central heating

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uPVC double glazing

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Alarm system

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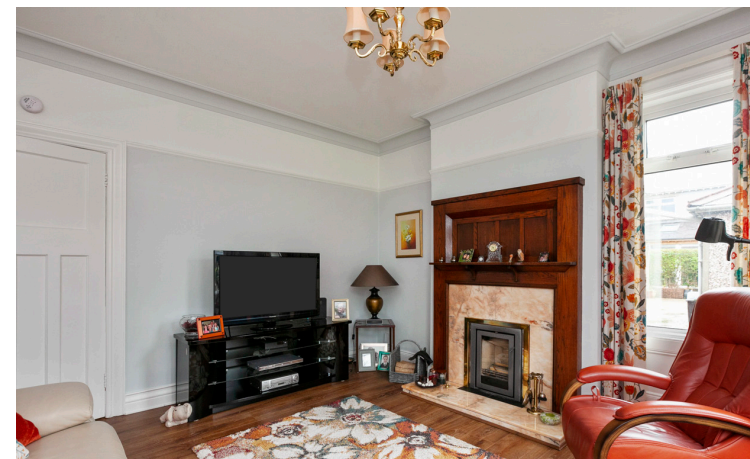
Living room



Feature marble fireplace



Family room



Family room

## The Property Comprises...

### GROUND FLOOR

#### ENCLOSED ENTRANCE PORCH

Leaded stained glass side panels and fan light. Terrazzo flooring, 25 panel bevelled glass door leading to:

#### RECEPTION HALL

Corniced ceiling, picture rail, wired for wall lights, laminate wood flooring, cloaks cupboard.

#### CLOAKROOM

Comprising low flush wc, wash hand basin, wall tiling, laminate wood flooring, leaded glass window.

#### LIVING ROOM

16' 3" x 12' 3" (4.95m x 3.73m)

Marble fireplace with oak surround, corniced ceiling, picture rail.

#### FAMILY ROOM

15' 0" x 13' 4" (4.57m x 4.06m)

Marble fireplace with oak surround, cornice ceiling, picture rail, glass fronted multi fuel stove.





Kitchen



Dining room

**DINING ROOM**

11' 9" x 10' 3" (3.58m x 3.12m)

Tiled fireplace with painted surround, picture rail, laminate wood flooring, archway to:

**KITCHEN**

12' 6" x 10' 0" (3.81m x 3.05m)

Range of high and low level Nolte Cherrywood units with South African 40 mm granite worktop, inset stainless steel sink with mixer tap. Bosch American style fridge freezer, built in split level Bosch oven and five ring gas hob unit, stainless steel extractor hood, integrated dishwasher, concealed lighting, built in microwave, wall tiling, ceramic tiled floor, recessed down lighting. Myson Kickspace convector heater.





Master bedroom



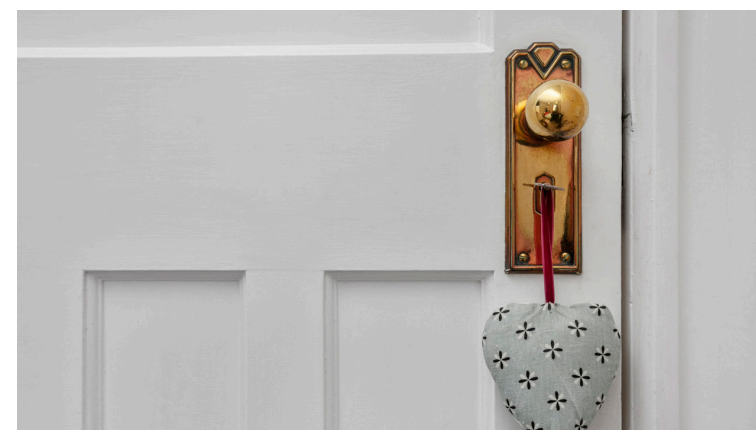
Bay window in master bedroom



Spacious landing



Bathroom



Period door furniture

## The Property Comprises...

### First Floor

Oak staircase to:

### SPACIOUS LANDING

Cornice ceiling, picture rail, wired for wall lights.

### MASTER BEDROOM

16' 6" x 12' 6" (into bay) (5.03m x 3.81m) (Front)  
Corniced ceiling, picture rail.

### BEDROOM (2)

15' 3" x 13' 6" (into bay) (4.65m x 4.11m) (Middle)  
Corniced ceiling, picture rail, laminate wood flooring.

### BEDROOM (3)

10' 6" x 10' 6" (3.2m x 3.2m) (Rear)  
Picture rail, fully tiled shower cubicle with independent electric Newteam shower unit, extractor fan.

### BEDROOM (4)

10' 6" x 10' 4" (3.2m x 3.15m) (Front)  
Picture rail.

### BATHROOM

White suite comprising bath with tiled panel, Aqualisa shower units and shower screen door, Sottini vanity unit with wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, pine strip ceiling, recessed down lighting, heated towel radiator, hotpress with copper cylinder and immersion heater, shaver point, access to roofspace.

### Outside

### DOUBLE DETACHED GARAGE

One presently used as utility, side door and up and over door, plumbed for washing machine, oil fired boiler, light and power.

Large paver sheltered patio and waterfall feature.

Outside light and water tap.

Generous site with gardens to front, side and rear laid out in lawns with mature shrubs, flower beds, hedging and trees. Hozelock decorative garden lighting.

Tobermore paved driveway to front and back with generous parking, double wrought iron gates, feature ornamental pond with flowers and plants.

PVC oil tank.

Beautiful timber 'cabin' or summer house. Double glazing, light power. Stained colour washed walls. Covered, open, timber deck as sitting BBQ/dining area. Aluminium greenhouse.





Bedroom two



Bedroom three



Bedroom four or study



Patio



Garden



Side garden and 'cabin'

## 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](http://rogersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		54
F 21-38	36	
G 1-20		
Not energy efficient - higher running costs		

### TENURE

TBC.

### 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 £2178.00.

### VIEWING

By appointment with **RODGERS & BROWNE**.



# Location

From Ballyholme Post Office, continue out Groomsport Road approx. 400 yards and house is on left just past Morningside which provides pedestrian access to Ballyholme Bay approx. 200 yards away.



# Floor plan



Total area: approx. 166.5 sq. metres (1792.0 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 PlanUp.

141 Groomsport Road, Bangor

**NOTE:** Under the terms of the Estate Agency Act 1979 we are obliged to advise potential purchasers that this property is owned by a relative of a member of staff.



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