

**RODGERS  
&  
BROWNE**

Penthouse, Apt 5 Clanbrassil Court,  
Seafront Road, Cultra, BT18 0EQ

*offers over £695,000*

**SOLD**



### THE OWNERS PERSPECTIVE...

"My favourite place in the apartment is the living room.

Whether sitting with the summer sun streaming through the open French doors, taking in the views across the lough, or the winter wind whipping the waves off the seawall... It has a truly magical feeling"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room



Living room open to dining/office



Spacious entrance hall

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

Stunning duplex penthouse apartment set amongst the most highly sought after location

An exclusive development of twelve apartments in two blocks

Fully renovated only a number of years ago offering modern, bright accommodation throughout

A flexible layout depending on needs

Large living room with spectacular views of Belfast Lough, access to a private balcony

Dining room off the living room (currently fully fitted as a study with exceptional storage and displays)

Luxury kitchen with integrated appliances, central island opening to dining and sitting area which benefits from sea views

Main bedroom with handmade built-in wardrobes and access to private balcony plus luxury ensuite shower room

Bedroom three with built-in wardrobes

Guest bedroom on the second level with beautiful views, built-in wardrobes, vaulted ceiling and ensuite

Study landing with access to a walk-in storeroom

Luxury fitted shower room with feature his and hers sink units

Concealed utility area off the shower room

Gas central heating

PVC double glazed windows

Single garage plus car parking space included in the sale

An ease of access to the Ulster Way, Royal North Yacht Club, Royal Belfast Golf Club and Hollywood town centre

Cultra train station is only a five minute walk offering direct access to Belfast city centre and The George Best City Airport

An ideal apartment for those wishing to downsize but yet still benefit from bright and spacious living accommodation matched with exceptional storage both within the apartment but also within the garage





Luxury kitchen



## The Property Comprises...

### GROUND FLOOR

Solid panelled door to beautifully presented communal entrance hall. Lift access to each floor or staircase.

### PENTHOUSE FLOOR

Solid oak front door to:

### PRIVATE ENTRANCE PORCH

Solid oak wooden flooring.

### SPACIOUS ENTRANCE HALL

Cloaks cupboard, cornice ceiling, solid oak wood flooring.

### LIVING ROOM

17' 0" x 12' 3" (5.18m x 3.73m)

Stone fireplace and hearth with gas inset, solid oak wooden flooring, French doors to balcony. Stunning views of Belfast Lough towards Belfast Docks. Open archway to:

### DINING/OFFICE

13' 7" x 11' 0" (at widest points) (4.14m x 3.35m)

Fully fitted office with cream Shaker cupboards and drawers, open shelving, solid oak tops, cornice ceiling, solid oak wooden flooring.

### LUXURY KITCHEN

19' 3" x 15' 0" (5.87m x 4.57m)

Handmade contemporary kitchen with extensive range of built-in Shaker cabinets, Quartz worktops, matching splashback with one and a half stainless steel sink unit inset Quooker hot water tap, under unit lighting, Neff eye level microwave, four ring Siemen hob with stainless steel and glass extractor above, Neff double oven, integrated Zanussi fridge freezer, integrated dishwasher, central island with matching top and separate pantry area, feature etched glass window and views of Belfast Lough and the Antrim coastline.

### INNER HALLWAY

Solid oak wooden flooring, storage cabinet. Access to additional storage.

### MAIN BEDROOM

21' 7" x 13' 2" (6.58m x 4.01m) (Including Ensuite)

Handmade built-in wardrobes, solid oak wooden flooring, contemporary wall mounted radiator. French doors to balcony. Stunning views of Belfast Lough.

### ENSUITE SHOWER ROOM

Contemporary ensuite comprising of fully tiled double shower cubicle with Mira Sport electric shower, feature sink unit with mixer tap and cabinet below, concealed cistern with wall mounted toilet, fully tiled walls, chrome towel radiator, ceramic tiled floor.





Bathroom

#### BEDROOM (2)

17' 0" x 10' 1" (5.18m x 3.07m) (Plus built-in wardrobes)  
Solid oak wooden flooring. Stunning views of Belfast Lough and the Antrim coastline.

#### BATHROOM

10' 4" x 9' 5" (at widest points) (3.15m x 2.87m)  
Recently installed luxury suite with his and hers inset sink unit, wall mounted mixer taps over, panelled doors below with glass shelf, two wall mounted mirrors with back lighting, low flush wc, large shower cubicle with thermostatically controlled shower unit, chrome heated towel radiator, mosaic tiled floor with matching wall tiling, utility cabinet, concealed utility cupboard, plumbed for washing machine, space for tumble dryer, granite effect worktops and open shelving.

#### ADDITIONAL INNER HALLWAY

Solid oak wooden flooring, storage cupboard housing gas central heating boiler. Solid oak open tread staircase to:

#### Upper Floor

##### STUDY LANDING

9' 7" x 7' 5" (2.92m x 2.26m)  
Solid oak wooden flooring. Light by double glazed Velux window. Access into additional walk-in store cupboard.

##### BEDROOM (3)

15' 1" x 14' 7" (4.6m x 4.44m)  
Plus built-in wardrobes with sliding mirror doors, solid oak wooden flooring, vaulted ceiling, large double glazed Velux window with stunning views of Belfast Lough to Belfast Docks.

##### ENSUITE SHOWER ROOM

11' 8" x 9' 3" (3.56m x 2.82m) Pharo shower cubicle with power jets, over drencher and telephone shower, pedestal wash hand basin with mixer tap, low flush wc, ceramic tiled floor, double glazed Velux window.

#### Outside

The development is accessed via electric gates, leading through to lawns to the front and parking to the rear.

#### SINGLE GARAGE

Up and over door.



Main bedroom



Bedroom three



Ensuite shower room



Bedroom two

## 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 [roddgersandbrowne.co.uk](http://roddgersandbrowne.co.uk).

#### ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### TENURE

Leasehold

#### 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 2022/2023 is £2,590.00

#### VIEWING

By appointment with **RODGERS & BROWNE**.

## Location

From the Bangor carriageway coming from Belfast to Bangor turn into Cultra Avenue continue to the end of the road which then becomes Seafront Road and Clanbrassil Court is approximately 400 yards on the right hand side.



Sales  
Lettings  
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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