

**RODGERS  
&  
BROWNE**



'Dunratho Mews Cottage'  
46 Glen Road, Cultra, BT18 0HB

*offers over £599,950*

**SOLD**



### *The Agent's perspective*

*"A charming Victorian mews cottage situated in one of North Down's most sought after locations with ease of access not only to the Ulster Way and beach but to Belfast City Centre, The George Best City Airport and Holywood town.*

*The property offers a wealth of bright accommodation which has the potential for flexibility depending on each purchaser's needs, from an ideal lock and leave to that of a fabulous home for the growing family.*

*Its period features, privacy and south facing aspect makes the Mews a truly special purchase"*



**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS





Entrance hall



Drawing room / bedroom 4



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

Beautiful Victorian mews cottage set in a tranquil and private location

Deceptively spacious and with a flexible accommodation depending on needs

Many original features are still very much in place but yet merged within modern day living

Drawing room with period cast iron fireplace and tiled inset

Family room with period cast iron fireplace and tiled inset opening into a farmhouse style solid wood kitchen with deep granite worktops and feature oil fired Aga

Separate utility room

Sunroom with views into the garden and patio areas

Three bedrooms, main with ensuite shower room and extensive range of built in robes

Main bathroom with white suite

Potential for a fourth bedroom if required with the conversion of the drawing room

10ft ceiling height on the ground floor

Oil fired central heating. Wooden double glazed windows

Enclosed entertaining area with raised flower beds and mature shrubs offering private south facing space

Only a minute's walk to the coastal path and the sandy beach of Glen Road

Tarmac driveway with parking for up to four cars, additional walled terrace

Truly a superb home for those with family or for those wishing to downsize but yet retain character and privacy





Country kitchen with feature Aga



Family room



Sunroom

## *The property comprises...*

### **GROUND FLOOR**

Solid wooden door with inset window and fanlight.

### **ENTRANCE HALL**

Quarry tiled floor, staircase to first floor with pine Newel post, handrail and painted spindles, cloaks cupboard.

### **CLOAKROOM**

Quarry tiled floor, low flush wc, pedestal wash hand basin with tiled splashback. Hot press with pressurised hot water tank and shelving.

### **DRAWING ROOM/BEDROOM FOUR**

**15' 3" X 12' 5" (4.65M X 3.78M)**

Period cast iron fireplace with tiled inset, slate hearth, low flush wc.

### **FAMILY ROOM OPENING TO COUNTRY KITCHEN**

**24' 5" X 15' 7" (7.44M X 4.75M)**

Period cast iron inset fireplace with tiled inset and slate hearth, low voltage lighting. Archway to solid wood kitchen finished in cream with display cabinets, under unit lighting, deep granite worktops with inset sink and mixer taps, tiled splashback, feature lighting blue oil fired Aga, tiled splashback, open shelving, quarry tiled floor, low voltage lighting. Integrated dishwasher, Bosch micro oven, space for fridge freezer.

### **UTILITY ROOM**

**11' 2" X 6' 1" (3.4M X 1.85M)**

Range of high and low level cabinets, laminate worktops, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, quarry tiled floor, oil fired central heating boiler. Open shelving. Access to enclosed walled garden laid in flag stones with space for a shed.

### **SUNROOM**

**14' 7" X 12' 11" (4.44M X 3.94M)**

Vaulted ceiling. Quarry tiled floor. Double doors to patio and entertaining area.





Main bedroom

## First Floor

### BRIGHT AND SPACIOUS LANDING

#### MAIN BEDROOM

20' 6" x 12' 5" (6.25m x 3.78m) Including ensuite.

Bright and spacious. Double glazed Velux window. Built-in wardrobes.

#### ENSUITE SHOWER ROOM

7' 6" x 7' 2" (2.29m x 2.18m)

Fully tiled shower cubicle with Aqualisa thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, bidet, part tiled walls with border detailing, ceramic tiled floor, low voltage lighting, extractor fan, double glazed Velux window.

#### BEDROOM (2)

12' 5" x 10' 11" (3.78m x 3.33m)

#### BEDROOM (3)

11' 11" x 9' 4" (3.63m x 2.84m) Including built-in wardrobes.

#### BATHROOM

8' 9" x 5' 9" (2.67m x 1.75m)

White suite comprising panelled bath with thermostatically controlled shower unit and mixer taps, pedestal wash hand basin, low flush wc, part tiled walls, quarry tiled effect walls.

## Outside

Tarmac driveway with parking for up to four cars.

Mature grounds surrounding the house with borders in hedging and shrubs. Enclosed entertaining area with gravelled areas, dwarf red brick walls, planting, and flowerbeds.

Concealed oil tank. Outside lights. Outside tap.



Bright and spacious landing



Bedroom 2



Bedroom 3



Entertaining area

## 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)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 2+    | A             |         |           |
| 1-91  | B             |         |           |
| 9-80  | C             |         |           |
| 5-68  | D             |         | 59   D    |
| 9-54  | E             |         |           |
| 1-38  | F             | 36   F  |           |
| -20   | G             |         |           |

### STAMP DUTY



From 1st October 2021 property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 3% override will still apply.

Homes sold in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers.

Please contact your own legal adviser with any queries.

### 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 TBC.

### VIEWING

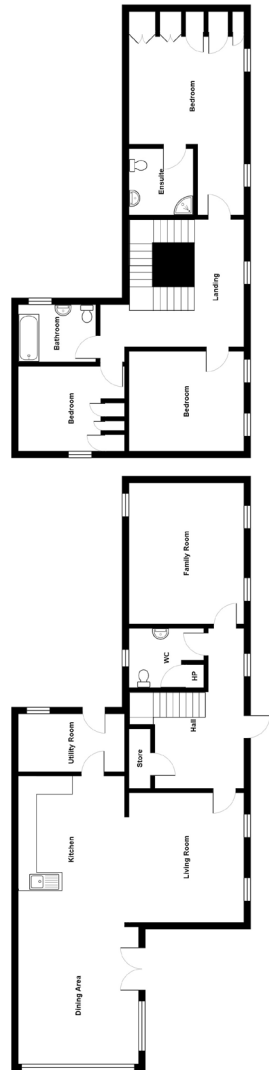
By appointment with **RODGERS & BROWNE**.



*Location* Travelling along the Bangor to Belfast carriageway towards Bangor, pass the Culloden Hotel and the Transport Museum and Glen Road is on your left. Once on Glen Road continue nearly to the bottom of the road, follow the sign post to No 46.



*Floor plan*



Total Area: 1855 sq ft  
All measurements are approximate and for reference purposes only



**Sales  
Lettings  
Property Management**

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info@rogersandbrowne.co.uk  
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