

RODGERS & BROWNE

SALE AGREED

'Shearwater' 10 Glenbank, Seacourt Lane
Off Maxwell Road, Bangor, BT20 3TQ



offers over £470,000



The Owner's Perspective...

"We have enjoyed many years living in this wonderful house surrounded by spectacular and captivating views, celebrating many milestones with entertainment provided by the Red Arrows, Wing Walkers, Tall Ships, and the many boats coming in and out of the marina.

We named the house Shearwater after discovering our love of these beautiful birds that nest on the Copeland Islands, off our coastline. Private access onto the coastal path allowed us many enjoyable swims off the beach around the corner with our children and grandchildren. Whilst we will miss this little piece of heaven on earth, that we were fortunate to call our family home for 35 years it is now time for the new owners to share in this magical oasis and create their own memories"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Drawing room



Drawing room

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

A rare opportunity to purchase a hidden gem of a water's edge mews house of exceptional quality and design by the renowned MMM builders

Flexible accommodation depending on individual needs

Truly exceptional views of the Irish sea to Bangor Marina and Scotland's coastline on a good day

Drawing room with vaulted ceilings, Karndean floor and a contemporary wall mounted gas fire and stunning views, with access to a private garden

Modern kitchen with extensive range of built in appliances opening to a spacious dining area with vaulted ceiling and spectacular views

Separate utility room including additional storage

Three double bedrooms or two bedrooms plus study

Main bedroom with luxury ensuite bathroom

Luxury shower room on the lower ground floor

Gas fired central heating

Hardwood double glazed windows

Private easily maintained garden with large terrace area and lower patio area with breathtaking views of the Irish Sea to Bangor Marina and Scotland's coastline on a good day

Single garage plus additional car parking space

Communal secluded garden and additional terrace with sitting and dining areas and a communal BBQ

An opportunity to purchase an alternative to an apartment offering a lock and leave feel without the compromise of storage, gardens and privacy

Ease of access to Bangor City by foot plus Bangor bus and railway stations offer direct access to Belfast City Centre

Private direct access onto the coastal path

EXPERIENCE | EXPERTISE | RESULTS



Luxury kitchen with casual dining area



The property comprises...

Ground Floor

Panelled door leading to:

ENTRANCE PORCH

Heather brown tiled floor.

ENTRANCE HALL

Solid oak wooden floor, access to roof space. Staircase leading to:

Lower Ground Floor

DRAWING ROOM

19' 8" x 12' 8" (5.99m x 3.86m)

Vaulted ceiling with a height of 11ft, stunning sea views of the Irish sea to Bangor Marina and on a good day Scotland's coastline pictured by large sliding patio doors, open shelving and storage, contemporary glass front gas fire with stone surround, Karndean floor. Opening to;

LUXURY KITCHEN OPEN TO DINING AREA

19' 0" x 13' 1" (5.79m x 3.99m)

Extensive range of high and low level matching units, open shelving, breadbasket and glass displays, under unit lighting, eyelevel Siemens microwave with double oven below, four ring hob with extractor above, granite worktops with matching splashback, one and a half inset sink unit, integrated dishwasher, vaulted ceiling, two double glazed Velux windows, stunning views of the Irish sea towards Bangor Marina and Scotland's coastline on a good day. Dining area with vaulted ceiling.

UTILITY ROOM

10' 8" x 4' 8" (3.25m x 1.42m)

High and low level cupboards, single drainer stainless steel sink unit with mixer tap, space for tumble dryer and washing machine, space for fridge freezer, access to additional storage.

SHOWER ROOM

8' 4" x 5' 1" (2.54m x 1.55m)

Double shower cubicle and fully tiled with thermostatically controlled shower unit, low flush wc, contemporary sink unit set on a vanity unit with cabinets below, ceramic tiled floor, low voltage lighting, extractor fan, electric heated towel radiator.



Main bedroom

Ground Floor

MAIN BEDROOM

12' 7" x 9' 10" (3.84m x 3m)

Extensive range of built-in wardrobes. Solid oak wooden floor, picture rail, low voltage lighting, feature corner window.

LUXURY ENSUITE BATHROOM

8' 7" x 6' 5" (2.62m x 1.96m)

White suite comprising deep fill tiled panelled bath with mixer tap, fully tiled shower cubicle with Mira Electric shower, low flush wc, modern vanity unit with rice bowl sink unit and mixer tap, cabinet below, ceramic tiled floor, fully tiled walls, low voltage lighting.

BEDROOM (2)

11' 9" x 11' 2" (3.58m x 3.4m)

Extensive range of built-in wardrobes, solid oak wooden floor.

BEDROOM (3)

16' 0" x 9' 9" (4.88m x 2.97m) Plus storage in the eaves
Solid oak wooden floor. Stunning views of the Irish Sea and Bangor Marina and Scotland's coastline on a good day.

Outside

Private garden accessed off the Drawing Room, easily maintained with pebbled flowered beds, colourful planting, large terrace with access to lower patio all benefitting from stunning seaviews of the Irish sea to Bangor Marina and Scotland's coastline on a good day.

Outside light outside tap.

SINGLE GARAGE

19' 6" x 9' 5" (5.94m x 2.87m) Up and over door.

Communal terrace with sitting areas and dining with spectacular views of the Irish sea to Bangor Marina and Scotland coastline on a good day.

Communal hidden garden laid in mature borders, paving, pergola and gravelled areas.

Parking for one car plus garage, plus additional parking for visitors.



Bedroom 3



Luxury ensuite ensuite bathroom



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 rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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Please contact your own legal adviser with any queries.

MANAGEMENT FEE

£900 per Annum

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.

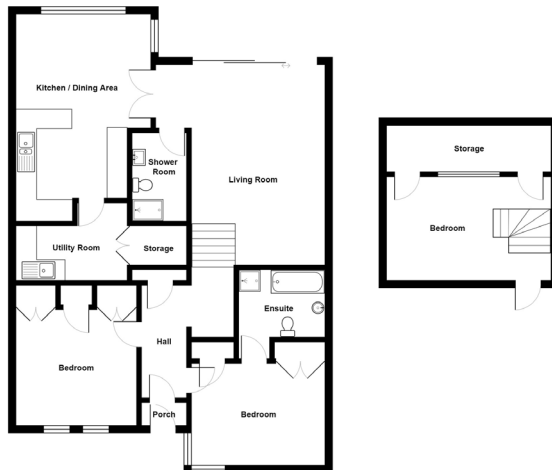
The assessment for the year 2023 /2024 is c.£2,650.00

Location

Traveling from the Bryansburn roundabout turn into Maxwell Road, continue to the junction of Princetown Road. On the left is Seacourt Lane take your first right into Glenbank complex to the left is a tarmac laneway leading to the water front mews houses



Floor plan



Total Area: 130.5 m² ... 1405 ft²
 All measurements are approximate and for display purposes only



Sales
 Lettings
 Property Management

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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.