

**RODGERS  
&  
BROWNE**

'Craigroyston Cottage' 11 Ailsa Road  
Cultra, BT18 0AS



*offers around £699,950*



### *The Agent's Perspective...*

"A fabulous home that is set within one of Cultra's most sought-after locations and has the benefit of being an adaptable home for those wishing to downsize or with mobility concerns one can live completely on the ground floor to that of a young professional couple or family wanting to make the area their new home.

The amenities are second to none with the calming of the water's edge and a coastal path that takes you from Belfast to Bangor.

Truly tranquil"



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

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Drawing room



Reception/dining hall

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

Unique semi-detached home set within one of Cultra most popular and sought after address

Flexible accommodation with the ability to reside on the ground floor with guest accommodation upstairs

Dining reception hall and Drawing room with study area

Recently installed luxury kitchen with feature central island and an array of built in appliances, casual dining and sitting area

Three well proportioned bedrooms, one being on the ground floor

Luxury wet room on the ground floor and a luxury bathroom on the first floor

Sold oak panelled doors throughout

Recently installed combination Gas central heating boiler

Security alarm system

Easily maintained courtyard garden laid in tegular paving

Ornate country style carport with feature beams and lighting for two cars plus additional storeroom

Concealed bin store

Only a minutes' walk to the waters edge, Cultra train station and Ulster Way path leading to Holywood

An array of superb amenities are on the doorstep with The Royal North of Ireland Yacht Club, The Royal Belfast Golf Club, The Culloden Estate and Spa, Holywood Golf Club and a vast number of restaurant

Belfast City and The Geroge Best City Airport are easily accessible by road or rail

A perfect house for those looking to either downsize but stay within the area to a young family



Luxury kitchen with breakfast area



*The property comprises...*

**GROUND FLOOR**

Double panelled doors to:

**SPACIOUS DINING RECEPTION HALL**

12' 1" x 9' 11" (3.68m x 3.02m)

With vaulted ceiling and minstrel gallery, wood effect tiled floor, double glazed Velux window. Staircase to the first floor with matching spindles, handrails and Newel post. Cloaks cupboard, large pantry area with shelving and Worcester Bosch gas boiler.

**DRAWING ROOM**

25' 3" x 14' 3" (7.7m x 4.34m)

Feature corner reclaimed brick fireplace, solid wood mantle and quarry tiled hearth, wall lighting, feature oak beams, glazed double doors and side lights to courtyard, glazed double doors and side lights to entrance hall.

**LUXURY KITCHEN WITH BREAKFAST AREA**

22' 7" x 14' 8" (6.88m x 4.47m)

Contemporary hand painted shaker style high and low level kitchen units, under unit lighting, Quartz worktops with double inset sink unit, Quooker hot water tap, tiled splashback, four ring Hotpoint hob, concealed extractor above, eye level Neff oven with Nordmende eye level micro oven, integrated lower fridge, separate freezer and dishwasher plus, integrated wine fridge and washing machine, central island with breakfast bar area, matching worktop and additional storage, feature beams, wood effect tiled floor, low voltage lighting.

**BEDROOM (1)**

15' 11" x 9' 1" (4.85m x 2.77m)

Including built-in wardrobes, low voltage lighting. Access to roofspace.

**WET ROOM**

7' 1" x 6' 11" (2.16m x 2.11m)

Large shower cubicle, thermostatically controlled shower unit with over drencher and telephone shower, wall mounted sink unit with cabinets below, mixer tap, low flush wc, wall mounted back light mirror, fully tiled walls, ceramic tiled floor, low voltage lighting.



Main bedroom

**First Floor**

**LANDING**

Light by double glazed Velux window, minstrel gallery, feature beams.

**BEDROOM (2)**

12' 10" x 8' 0" (3.91m x 2.44m)  
Plus access to eaves storage.

**MAIN BEDROOM**

18' 1" x 14' 9" (5.51m x 4.5m)  
Including built-in wardrobe and storage in the eaves.

**LUXURY BATHROOM**

9' 0" x 6' 11" (2.74m x 2.11m)  
White suite comprising shower bath with thermostatically controlled shower unit with over drencher and telephone shower, mixer taps, low flush wc, contemporary wall mounted sink unit with mixer tap and cabinet below, fully tiled walls, low flush wc, chrome heated towel radiator, PVC ceiling, extractor fan, wall mounted back light mirror.

**Outside**

Access via double gate to a fully enclosed courtyard incorporating a two car carport, vaulted ceiling with sensor lighting plus a further two storage rooms, tarmac driveway with Tegular paving.

Outside lights. Outside power. Covered bin store.



Landing



Luxury bathroom



Bedroom one



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

**ENERGY EFFICIENCY RATING (EPC)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	51 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.

Please contact your own legal adviser with any queries.

**TENURE**

Freehold

**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.

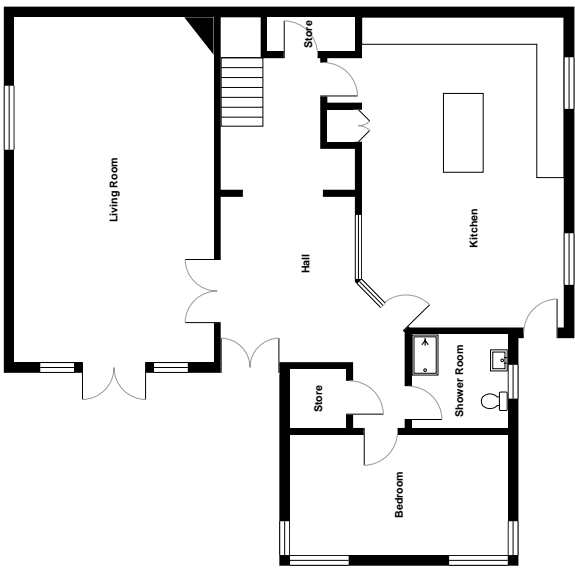
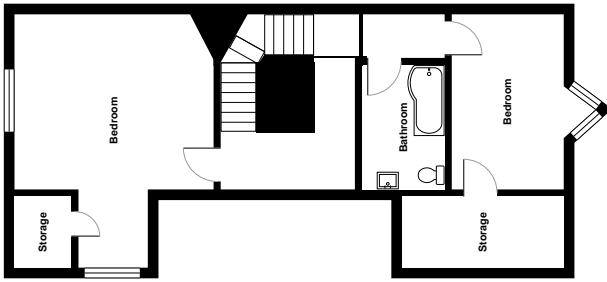
The assessment for the year 2023/2024 is £ 3,484.80.

**VIEWING**

By appointment with **RODGERS & BROWNE**.

# Location

Travelling from the main Bangor dual carriageway turn onto Cultra Station Road passing the Culloden Estate and Spa, take your first left into Circular Road West and Ailsa Road is your next left. No 11 is on your left side.



Total Area: 177.0 m<sup>2</sup> ... 1905 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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