

RODGERS & BROWNE



'Artona' 29 Bryansburn Road
Bangor, BT20 3RZ

offers around £599,950



The Owner's Perspective...

" 'Artona' had given us all the space we need for a family of five and room to host many special occasions at Christmas and throughout the years.

The south-facing, mature garden is a sun haven and has a large timber decked area for entertaining.

We have appreciated our proximity to the coastal path and parks of Bangor, with the ease of walking to the many local events, shops, restaurants and Bangor train station.

Built in 1905, we have enjoyed 'Artona's' uniqueness, character and feel lucky to have been part of the history of such a special house."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Family room



Entrance hall

The facts you need to know...

An excellent example of a Victorian double fronted home which has been modernised but yet merging modern day facilities

Flexible accommodation depending on individual needs

10ft ceiling heights to the principle rooms

Many period features have been maintained including stain glass windows, panelled doors, cornice ceiling, picture rails and skirting to mention a few

Drawing room, family room, dining room each with either an open fireplace or multi fuel burning stove

Contemporary kitchen with range and feature central island open to the kitchen extension to the living room

Separate study plus luxury shower room (could be converted into a ground floor bedroom with ensuite facilities)

Five bedrooms, main with feature bay window

Bathroom with white suite

PVC double glazing and gas fired central heating

South facing rear garden offering complete privacy, raised decking area incorporating an open covered area (ideal for a hot tub) and additional bar with store

Driveway with parking for three cars

Only minutes from Bangor City Centre which boasts an array of local amenities including cafes, restaurants and boutiques

Also close to hand are the Ulster Walk Way leading along the shore to Belfast City Centre, Bangor Lawn Tennis Club, The Royal Ulster Yacht Club, Bangor Marina and Carnalea Golf Club



Kitchen



Dining room



Kitchen



Living room

The property comprises...

GROUND FLOOR

Steps leading to period panelled door with side and fanlights to:

ENTRANCE PORCH

Period tiled floor, corniced ceiling, dado rail, etched glass door with side and top lights to:

SPACIOUS ENTRANCE HALL

Solid oak wooden floor, staircase leading to the first floor with matching Newel post and handrail with painted spindles, dado rail, corniced ceiling, wall lighting, under stair storage.

DRAWING ROOM

21' 8" (into bay window) x 12' 9" (6.6m x 3.89m)
Exceptionally bright room with ornate fireplace, painted surround, cast iron inset and slate hearth, solid oak parquet floor, picture rail, low voltage lighting, wall lights.

LUXURY SHOWER ROOM

8' 9" x 6' 10" (2.67m x 2.08m)
Luxury suite comprising double shower cubicle with thermostatically controlled shower unit with drencher and telephone shower, low flush wc, contemporary sink unit with mirror, cabinet below, ceramic tiled floor and fully tiled walls.

STUDY

11' 10" x 10' 4" (3.61m x 3.15m)
Ceramic tiled floor, fireplace with tiled inset and hearth.

Inner panelled walkway to:

FAMILY ROOM

19' 3" (into bay window) x 14' 10" (5.87m x 4.52m)
Sandstone fireplace with multi fuel burner and slate hearth, panelled walls with plate rack, walnut wooden floor, cornice ceiling, feature stained glass top lights.

DINING ROOM

17' 4" x 12' 9" (5.28m x 3.89m)
Fireplace with oak surround, cast iron horseshoe inset and granite hearth, picture rail, corniced ceiling, solid oak parquet flooring, double panelled doors to:

KITCHEN

Modern kitchen with high and low level two tone colours, feature Stove gas seven ring range with stainless steel canopy above and double oven below, solid wood worktops, central island, inset sink unit with mixer tap, breakfast bar area, porcelain tiled floor, picture rail, leading to:

KITCHEN EXTENSION

10' 5" x 7' 1" (3.18m x 2.16m)
Range of high and low level two tone cabinets, incorporating integrated fridge and freezer, space for dishwasher, washing machine and tumble dryer. Additional storage with pull out shelving, ceramic tiled floor, solid wood worktops, one and a half stainless steel sink unit with mixer tap, part tiled walls, porcelain tiled floor.

LIVING ROOM

15' 11" x 9' 10" (4.85m x 3m)
Low voltage lighting, ceramic tiled floor, French doors to garden and decking area, double glazed door to rear.



Main bedroom

First Floor

EXTENSIVE LANDING

Large walk-in hotpress with Worcester gas boiler and open shelving. Access to roofspace via a Slingsby ladder.

MAIN BEDROOM

19' 7" (into bay window) x 14' 11" (5.97m x 4.55m)
Corniced ceiling, wall lighting, feature stained glass top lights.

BEDROOM (2)

17' 5" (into bay window) x 12' 10" (5.31m x 3.91m)
Picture rail, corniced ceiling.

BEDROOM (3)

17' 5" x 12' 10" (5.31m x 3.91m)
Picture rail, corniced ceiling.

BEDROOM (4)

12' 9" x 11' 2" (3.89m x 3.4m)
Picture rail.

BEDROOM (5)

11' 8" x 11' 2" (3.56m x 3.4m)
Picture rail, corniced ceiling.

BATHROOM

10' 3" x 6' 6" (3.12m x 1.98m)
Feature vaulted ceiling. Double glazed Velux window, white suite comprising panelled bath with mixer tap, pedestal wash hand basin and mixer tap, fully tiled shower cubicle with Aqualisa power shower, low flush wc, chrome heated towel radiator, ceramic tiled floor, part tiled walls, extractor fan, low voltage lighting.

Outside

Fully enclosed south facing rear garden laid with lawns, mature hedging, large decking area with open covered area ideal for hot tub.

Outside light. Outside tap x two.

BAR / STORE

18' 3" x 7' 10" (5.56m x 2.39m)
Bar area - power and light, with concealed storage area and roller door to front.

Concrete driveway with parking for up to three cars. Mature hedging to the front and flowerbeds. Double entrance gates.



Luxury shower room



Bedroom two



Bathroom



Bedroom three

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.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	56 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.

Please contact your own legal adviser with any queries.

TENURE

Long Leasehold £6.00 per annum

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 £3,480.00

VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Travelling along the Crawfordsburn Road towards Bangor City continue past the Bryansburn Road roundabout, continue straight and No29 will be approximately 500 yards on your right.



Floor plan



Total Area: 279.3 m² ... 3006 ft²

All measurements are approximate and for display purposes only

**RODGERS
&
BROWNE**

RODGERSANDBROWNE.CO.UK

Sold
028 9042 1414

**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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.