

**RODGERS
&
BROWNE**

SOLD

28 Carolsteen Avenue
Helen's Bay, BT19 1LJ

Price On Application



The Owners Perspective...

"We chose this house in Helen's Bay because of its peaceful location within the village, its easy access to the local railway station and its proximity to the City Airport.

We were attracted by the house's open and adaptable interior with its many storage areas and the secluded south facing rear garden backing onto the Crawfordsburn Country Park.

Over the years, we have enjoyed watching the variety of birds that come into the garden each day and the beauty of the view when the sun shines through the trees in the distance."



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall

The facts you need to know...

Beautifully presented detached bungalow on a mature south facing site backing onto Crawfordsburn Country Park

Bright accommodation with large drawing room opening to a modern kitchen/living/dining area

Three bedrooms, two with built-in wardrobes

Luxury bathroom incorporating separate bath and large walk-in shower cubicle

Integral double garage with two electric doors

PVC double glazed

PVC fascia and soffits

Gas fired central heating

Tarmac driveway with parking for two cars

South facing rear garden incorporating summer house, patio area and lawns

Potential to extend both upstairs and downstairs if required (subject to the relevant permissions)

Close to hand is a train linking Bangor and Belfast City, Helen's Bay Golf Club and beaches

An ideal home for those wishing to move to a family home or indeed downsize



Kitchen



Dining area



Dining/living area



The property comprises...

GROUND FLOOR

PVC double glazed door with side lights to:

ENTRANCE HALL

Oak effect wooden floor, cloaks cupboard, access to roofspace, cornice ceiling, access to integral garage.

DRAWING ROOM

19' 11" x 11' 11" (6.07m x 3.63m)

Fireplace with wooden surround, tiled inset and hearth, electric flame effect front, two large picture windows, cornice ceiling, low voltage lighting, glazed door to hallway and archway to:

KITCHEN WITH LIVING AND DINING AREA'S

25' 2" x 10' 0" (7.67m x 3.05m)

Extensive range of high and low level shaker style cupboards, wood effect worktops, four ring ceramic hob, stainless steel extractor fan over and glass splashback, under oven, integrated dishwasher, single drainer stainless steel sink with mixer tap, oak effect wooden floor, cornice ceiling, low voltage lighting, PVC door to rear patio.

MAIN BEDROOM

13' 2" x 10' 1" (4.01m x 3.07m)

Plus extensive range of built-in wardrobes with sliding mirrored doors, cornice ceiling, views to the rear garden and the country park.

BEDROOM (2)

10' 1" x 7' 11" (3.07m x 2.41m)

Plus built-in wardrobes with sliding mirrored doors, cornice ceiling.

BEDROOM (3)

9' 11" x 8' 2" (3.02m x 2.49m)

Oak effect wooden floor, cornice ceiling.

LUXURY BATHROOM

8' 7" x 7' 10" (2.62m x 2.39m)

Luxury white suite comprising of panelled bath with mixer tap, large double walk-in shower unit with thermostatically controlled shower unit, wash hand basin, mixer tap and white high gloss cabinet below, low flush wc, marble effect paneled walls and floor, low voltage lighting.



Main bedroom

First Floor

EXTENSIVE ROOFSPACE/PLAYROOM PLUS STOREROOM

DOUBLE INTEGRAL GARAGE

17' 9" x 16' 3" (5.41m x 4.95m)

Two electric roller doors. Gas fired central heating boiler. Washing machine and space for tumble dryer. Access to the rear.

Outside

Mature garden to the front laid in lawns, flowerbeds and shrubs.

Fully enclosed south facing rear garden backing onto the Crawfordsburn Country Park, gardens laid in lawns, mature flowerbeds and shrubs, large, flagged patio area.

Summer house.

Tarmac driveway with parking for two cars.



Bedroom two



Bathroom



Rear garden



Rear garden

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		71 C
55-68	D	67 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

Leasehold with a ground rent of £40 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 £1,742.40

VIEWING

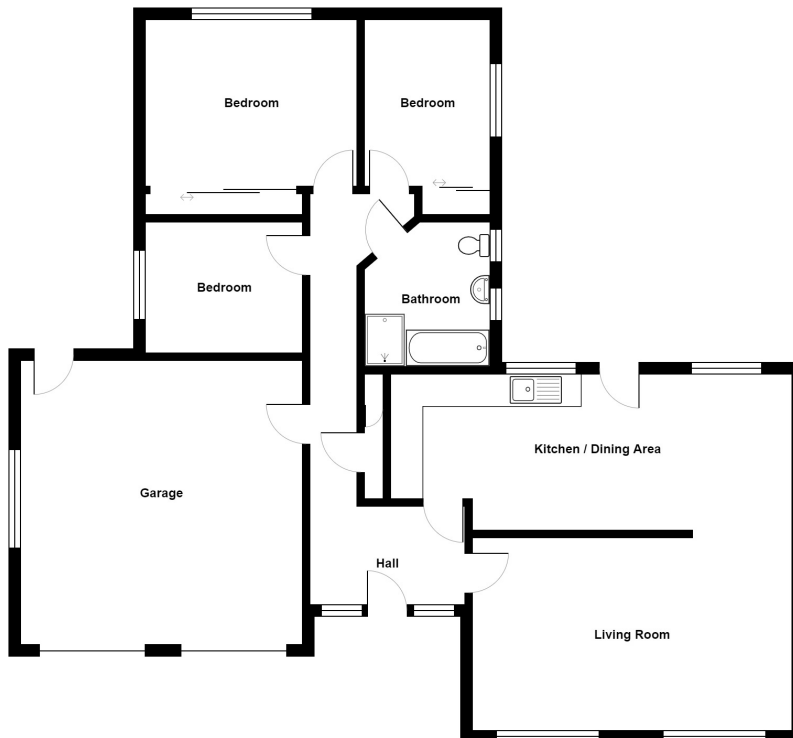
By appointment with **RODGERS & BROWNE**.

Location

Travelling through Helen's Bay Square towards Crawfordsburn take your fourth left into Carolsteen Park, first right into Denise Crescent then left into Carolsteen Avenue and No. 28 is on your right.



Floor plan



Total Area: 128.0 m² ... 1378 ft²
All measurements are approximate and for display purposes only



Sales
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EXPERIENCE | EXPERTISE | RESULTS

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