

RODGERS & BROWNE

SALE AGREED



21 Glen Road
Cultra, Holywood, BT18 0HB

offers over £850,000



The Owner's Perspective...

"We feel privileged to have had this unique Modernist style house as our home for almost two decades.

The large picture windows throughout frame the surrounding green spaces beautifully and make the house bright and uplifting all year round and in the summer months the gardens are a haven of peace and privacy.

We've enjoyed being able to take a gentle stroll to the beach at the end of Glen Road, especially when the family was young, but these days an invigorating walk along the coastal path is just as rewarding"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

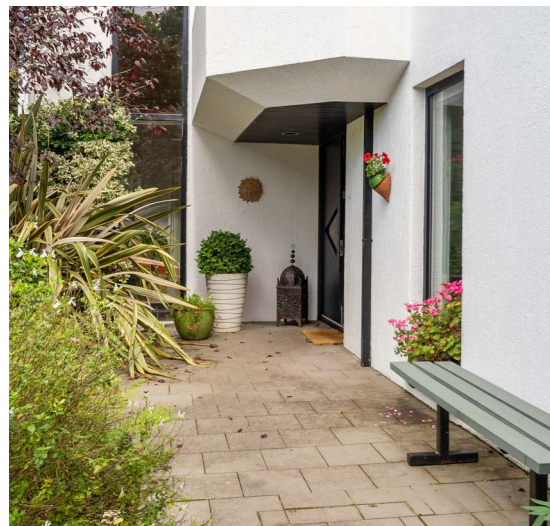
EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Family room



Terrace leading to main front door



Picture window from the family room

The facts you need to know...

Contemporary detached home designed by the renowned RPP Architects

Unique accommodation that offers incredible light and views into the gardens

Fabulous double ceiling height drawing room with raised hole in the wall fireplace and direct access to a balcony overlooking the rear garden

Family room with large picture window overlooking the front garden

Luxury hand painted kitchen with feature gas fired Black Aga opening to casual dining and benefitting from having direct access to a large south facing terrace

Separate utility room

Four bedrooms, main bedroom with hidden luxury ensuite shower room and access to a balcony with views over the garden

Luxury main bathroom

Lower level incorporating, boot room, store and playroom

Large integral garage

Mature and private manicured gardens extending to c.0.425 acre laid in lawns, flowerbeds and specimen trees

South facing terrace overlooking the garden

Tarmac driveway with parking for up to six cars

Double glazing

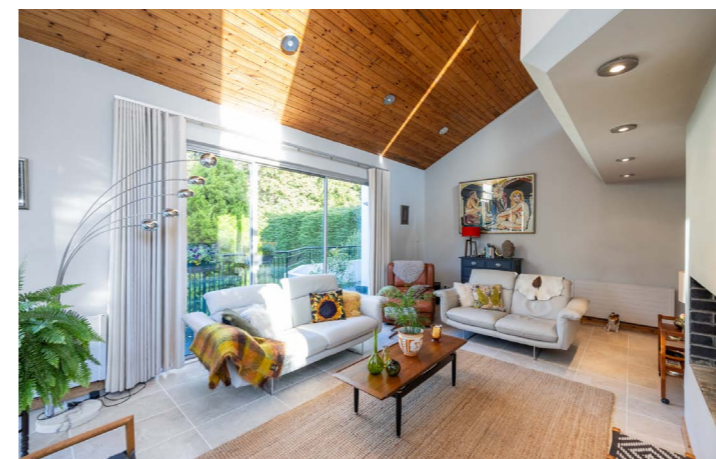
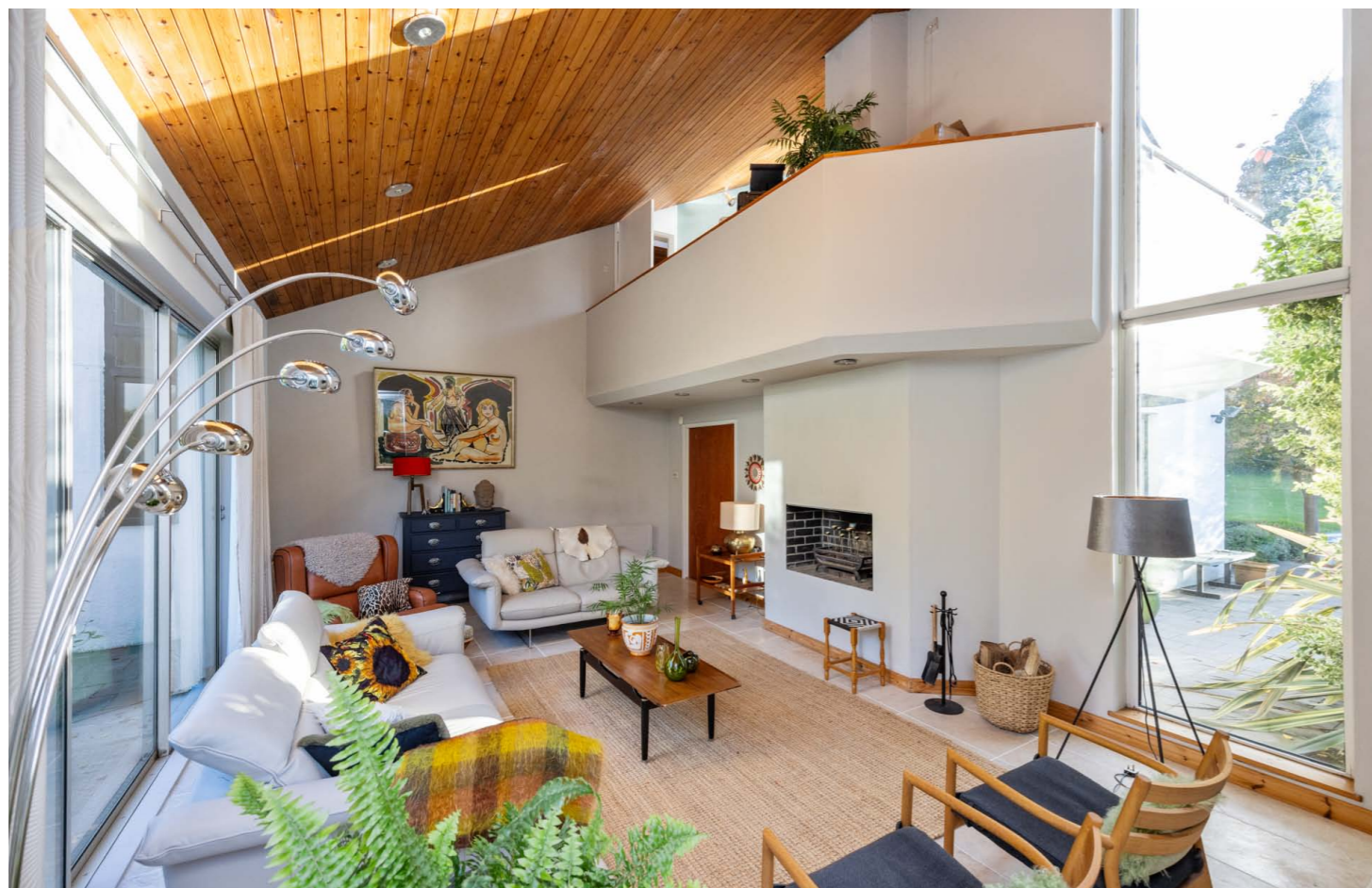
Oil fired central heating

Only minutes from the beach and the coastal path which leads to Holywood

Ideally situated to Belfast City Centre and the George Best City Airport by road or rail



Drawing room



Balcony accessed from the drawing room

The property comprises...

GROUND FLOOR

Double timber doors with feature triangle windows to:

ENTRANCE PORCH

Double glazed doors leading to:

SPACIOUS ENTRANCE HALL

Staircase to first floor and lower ground floor, solid wood flooring. Cloakroom with pedestal wash hand basin and mixer tap, separate low flush wc, solid wood flooring.

INNER HALLWAY

Extensive range of built-in wardrobes.

DRAWING ROOM

22' 6" x 14' 8" (6.86m x 4.47m)

Impressive room with vaulted tongue and groove ceiling, feature seamless window, raised hole in the wall fireplace, sliding patio doors to balcony overlooking the garden, marble tiled floor, contemporary radiator, oversized pivot door to entrance hall.



Luxury kitchen



Dining off the kitchen



South facing terrace accessed off Kitchen

The property comprises...

GROUND FLOOR

LUXURY KITCHEN OPENING TO DINING

27' 3" x 14' 1" (8.31m x 4.29m)

Extensive range of high and low level solid oak hand painted Shaker units, composite stone worktops, central island, one and a half stainless steel sink unit and mixer tap, four ring gas hob, under oven, integrated dishwasher, feature gas fired black Aga, integrated fridge freezer, marble tiled floor, double glazed sliding patio doors to terrace, feature pivot door to entrance hall.

FAMILY ROOM

14' 2" x 14' 7" (4.32m x 4.44m)

Aga multi fuel burning stove, raised slate hearth, tongue and groove ceiling, solid wood flooring, large picture window overlooking front garden.

BEDROOM (4)

15' 4" x 7' 0" (4.67m x 2.13m)

Plus built-in wardrobes, solid wood flooring,

UTILITY ROOM

11' 11" x 7' 5" (3.63m x 2.26m)

Range of high and low level oak shaker units, laminate worktops, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for fridge freezer, ceramic tiled floor, glazed door to rear and hallway.



Main Bedroom

First Floor

BRIGHT LANDING

Vaulted ceiling, tongue and groove ceiling, solid wood flooring. Hotpress with pressurised hot water tank.

MAIN BEDROOM

15' 0" x 11' 5" (4.57m x 3.48m)

Vaulted ceiling, tongue and groove, solid wood flooring, French doors to balcony, fitted built-in wardrobes with cabinets above. Balcony with views over the garden.

CONCEALED ENSUITE SHOWER ROOM

11' 6" x 6' 0" (3.51m x 1.83m)

Shower cubicle, thermostatically controlled shower unit and telephone shower, contemporary rice bowl sink with mixer tap and cabinets below, low flush wc, tongue and groove vaulted ceiling, contemporary vertical towel radiator, double glazed Velux window.

BEDROOM (2)

14' 8" x 14' 1" (4.47m x 4.29m)

Vaulted ceiling, two double glazed Velux windows, solid wood flooring.

BEDROOM (3)

14' 8" x 10' 6" (4.47m x 3.2m)

Vaulted ceiling, feature floor to ceiling window with views to the woods and rear gardens, solid wood flooring, built-in wardrobes.

LUXURY BATHROOM

10' 0" x 9' 3" (3.05m x 2.82m)

White suite comprising free standing deep fill bath, mixer taps and telephone shower, double shower cubicle, thermostatically controlled shower unit, over drencher and telephone shower, contemporary wall mounted sink unit, mixer tap and cupboard below, Geberit low flush wc, Amtigo Aqua colour flooring, chrome towel radiator.

Lower Level

HALLWAY

Heather Brown tiled floor. Access to:

BOOT ROOM

9' 6" x 6' 4" (2.9m x 1.93m)

Open shelving and hanging space. Oil fired central heating boiler.

STOREROOM

PLAYROOM

14' 8" x 13' 5" (4.47m x 4.09m)

INTEGRAL LARGE GARAGE

17' 2" x 14' 8" (5.23m x 4.47m)

Electric up and over door. Light and power.



Bright landing



Bedroom 2



Bedroom 3

The property comprises...

Outside

Extensive gardens surrounding the house with mature boundaries, specimen trees, flowerbeds, large south facing terrace overlooking the front gardens, spacious lawn to the front, side and rear offering complete privacy.

Tarmac driveway leading to parking to the front and to the side for up to six cars.

Wall box charging point.

Concealed PVC oil tank. Outside tap. Outside mood lighting.



Luxury bathroom



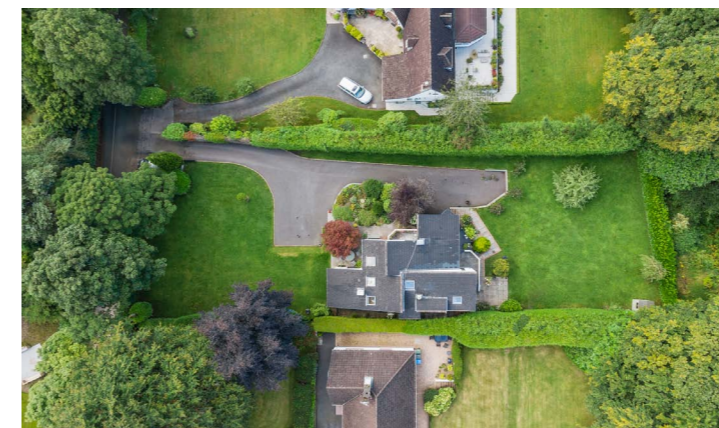
Rear elevation



Bedroom 4



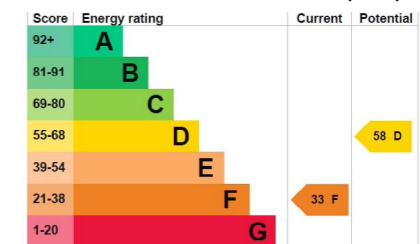
Landscaped front garden



THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?	X		

ENERGY EFFICIENCY RATING (EPC)



From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold £42.00 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.

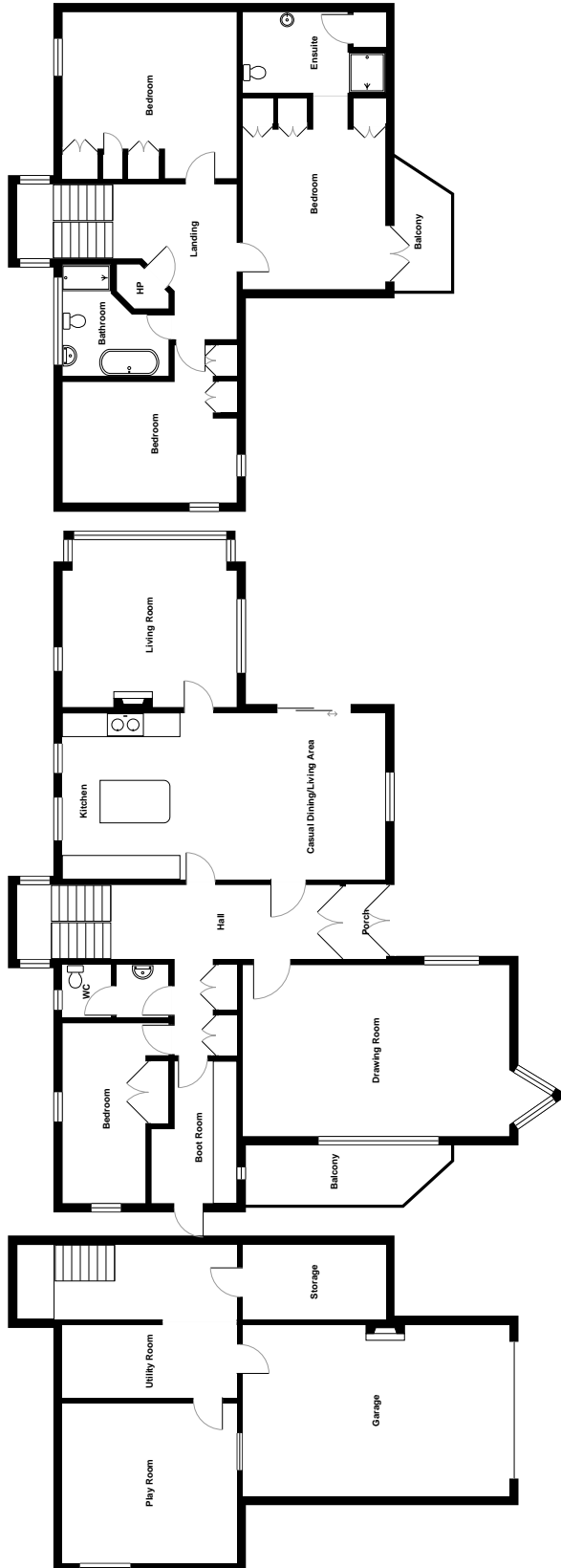
The assessment for the year 2024/2025 is £ 3,654.80

VIEWING: By appointment with **RODGERS & BROWNE.**

Location

Travelling along the Bangor dual carriageway from Holywood pass the Culloden Estate & Spa under the Transport Museum bridge then Glen Road is on your left, continue over the bridge and No 21 is approximately 500 yards on your right.

Floor plan



Total Area: 303.7 m² / 3269 ft²
All measurements are approximate and for display purposes only

**RODGERS
&
BROWNE**

RODGERSANDBROWNE.CO.UK

Sold
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Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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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.