

# RODGERS & BROWNE

**SOLD**



28 Hazeldene Avenue  
Off Broadway, Bangor, BT20 4RA

*offers over £229,950*



## *The Owner's Perspective...*

"Welcome to our stunning home providing the perfect combination of convenience and tranquillity. Situated close to Bangor Golf Club, our home offers a welcome escape from the hustle and bustle of city life, with easy access to a wide range of local amenities.

Whether you're looking to explore the natural beauty of the coast, take a stroll through the local parks and gardens, or simply relax in the peace and quiet of your own back garden, this property has it all. The property is also within easy reach of several top-rated schools, making it the perfect choice for families with children. The bus and train station is only 15 minutes away by foot.

We feel incredibly lucky to have called this place home and we're sure you will too."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Family room



Family room



Entrance hall

*The facts you need to know...*

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Sympathetically and extensively renovated three bedroom semi detached home in walking distance to Bangor's city centre

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Many original features including door and wall panelling along with stained glass windows

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Two separate reception rooms giving plenty of space for living and dining

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Gas fired central heating and double glazed windows and doors

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Low maintenance private and fully enclosed rear garden with space for outdoor dining

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Tarmac driveway with off street parking for two cars

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In close proximity of Ballyholme Primary School and other secondary schools, and within walking distance of Ballyholme village and beach

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Close proximity to Bangor City Centre and the arterial routes linking with Belfast and Newtownards

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Kitchen



Sitting room



Kitchen



Sitting room

*The property comprises...*

**GROUND FLOOR**

**ENTRANCE HALL**

Double glazed front door with fanlight. Original oak panelling with plate rack. Stained glass window. Under stairs storage. Stairs to first floor. Laminate flooring.

**SITTING ROOM**

12' 5" x 10' 5" (3.78m x 3.18m)

Multi-fuel stove inset with granite hearth.

**FAMILY ROOM**

14' 8" x 9' 11" (4.47m x 3.02m)

Ceiling cornice, picture rail, laminate flooring.

**KITCHEN**

12' 9" x 8' 11" (3.89m x 2.72m)

Excellent range of high and low level units with cream shaker style cupboards and laminate worktops and concealed gas boiler, single drainer stainless steel sink unit with mixer tap, space for cooker with glass and stainless steel extractor fan over, integrated fridge freezer and dishwasher, space for tumble dryer, plumbed for washing machine, part tiled walls, low voltage lighting, laminate flooring, PVC door to outside.



Bedroom one

**First Floor**

**LANDING**

Access to roofspace by Slingsby style wooden ladder. Velux window.

**BEDROOM (1)**

12' 5" x 10' 5" (3.78m x 3.18m)

**BEDROOM (2)**

11' 5" x 9' 11" (3.48m x 3.02m)

Ceiling cornice, picture rail. Sliding door to Jack & Jill cloakroom with toilet and wash hand basin.

**BEDROOM (3)**

10' 0" x 8' 11" (3.05m x 2.72m)

**BATHROOM**

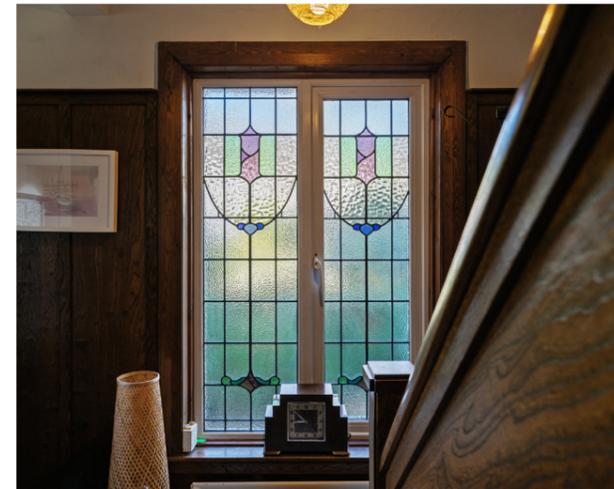
Three piece white suite comprising panel bath with electric Mira shower unit, wall mounted basin with mixer tap and tiled splashback, low flush WC, part tiled walls, extractor fan, feature stained glass window.

**Outside**

Tarmac driveway with parking for two cars and trailer access if required.

Wall and fence enclosed rear garden laid in lawn with gated access to driveway. Patio area.

PVC fascia and soffits.



Feature stain glass window



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

**ENERGY EFFICIENCY RATING (EPC)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	52   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**

Leashold

**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 £1,146.88

**GROUND RENT**

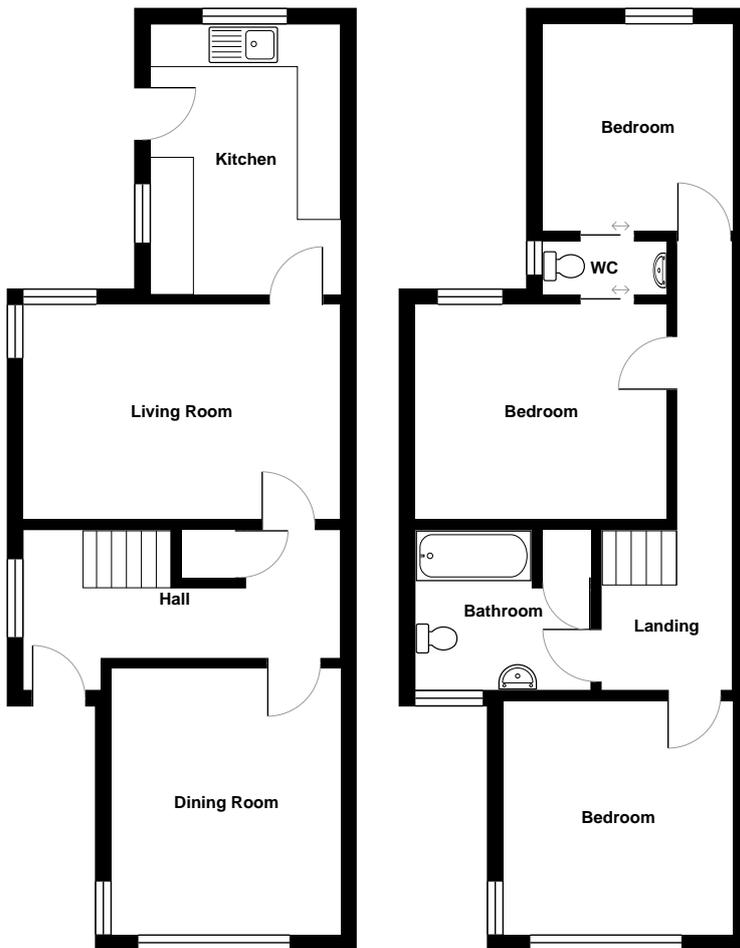
£8.00 p.a.

**VIEWING**

By appointment with **RODGERS & BROWNE**.

# Location

Heading out of Bangor on Donaghadee Road turn right into Broadway and left into Hazeldene Avenue, No 28 is first on the left hand side.



Total Area: 94.8 m<sup>2</sup> ... 1021 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Sales  
Lettings  
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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F (028) 9042 1400

info@rogersandbrowne.co.uk

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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.

EXPERIENCE | EXPERTISE | RESULTS