

RODGERS & BROWNE



8 Grey Point
Helen's Bay, BT19 1LE

offers over £550,000

SALE AGREED



The Owner's Perspective...

"We built our house in 1966, it has been extended over the years to fit our growing family needs.

The back garden is south facing with a completely private patio area which has been used for many family parties; the garden itself has even been used as a backdrop for several family wedding photos.

The house is close to the beach & coastal paths which we used over the years to walk our dogs & cycle along."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall

The facts you need to know...

Individually designed detached family home set on a spacious and mature site

Bright accommodation throughout with a flexible layout with an option of an annex depending on individual needs

Dual aspect drawing room with feature fireplace

Dining room and sitting room

Kitchen with composite stone worktops and integrated appliances leading to a sunroom with extensive glazing taking full advantage of the view to the garden

Separate utility room

Family room with a bedroom and a shower room off making it an easy conversion to an annex for either a parent or teenager

Four bedrooms (one on the ground floor)

Main bedroom with ensuite shower and dressing room

Bathroom with shower over the bath

Aluminium double glazing

Gas fired central heating with the benefit of solar panels for both the water and electric

End on end garage with remote control electric door.

Extensive rear gardens laid in lawns, flowerbeds and a large patio area with a pergola

Driveway with parking for three cars

Set only minutes from the coastal path and the renowned Helens Bay sandy beach

Helens Bay train station is five minutes away including the main arterial route leading to both Belfast and Bangor City centres

A fabulous property offering a flexibility of accommodation mixed with privacy in a much sought after setting



Kitchen opening to sunroom



Sitting room



Kitchen opening to sunroom



Sunroom

The property comprises...

GROUND FLOOR

Double door with side lights to:

ENTRANCE PORCH

9' 5" x 6' 10" (2.87m x 2.08m)

Chinese slate floor, views to the front garden, glazed door and side lights to:

ENTRANCE HALL

Solid teak open tread staircase to first floor, solid teak wooden floor, recessed lighting, sliding double glazed door to:

DINING ROOM

13' 4" x 8' 11" (4.06m x 2.72m)

Solid teak wooden floor, double glazed sliding patio doors to patio and garden. Glazed door and side light to Drawing room.

DRAWING ROOM

23' 9" x 13' 5" (7.24m x 4.09m)

Brick fireplace with raised hearth, gas dog grate, solid oak wooden floor, recessed lighting, dual aspect, double glazed sliding patio door to patio and garden, glazed door and side light to dining room.

SITTING ROOM

11' 5" x 10' 9" (3.48m x 3.28m)

Extensive range of high and low level open shelving and worktop.

KITCHEN OPENING TO SUNROOM

26' 10" x 11' 4" (8.18m x 3.45m) (at widest points)

Extensive range of high and low level built-in wardrobes, composite stone worktops, four ring ceramic hob, extractor above, eyelevel Bosch oven, one and a half stainless steel sink unit with mixer tap, integrated dishwasher, space for fridge freezer, steps leading to sunroom with extensive glazing and sky light, ceramic tiled floor, double glazed French doors to patio area and garden, superb views of the garden.

INNER HALLWAY

Ceramic tiled floor. Access to garage.

UTILITY ROOM

14' 8" X 6' 2" (4.47M X 1.88M)

Low level cupboards, plumbed for washing machine, Belfast sink, Heather Brown tiled floor, Worcester gas boiler. Separate cloakroom comprising low flush wc, wash hand basin, Heather Brown tiled floor, open hanging space.

FAMILY ROOM

15' 2" x 12' 0" (4.62m x 3.66m)

Double glazed sliding patio doors to patio area and gardens.

BEDROOM (4)

10' 10" x 10' 4" (3.3m x 3.15m)

SHOWER ROOM

10' 9" x 4' 4" (3.28m x 1.32m)

Double shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, ceramic tiled floor, extractor fan.



Main bedroom

First Floor

BRIGHT AND SPACIOUS LANDING

Solid teak wooden floor, hotpress with shelving.

MAIN BEDROOM

15' 8" x 10' 11" (4.78m x 3.33m)

Extensive range of built-in wardrobes. Low voltage lighting.

ENSUITE SHOWER ROOM WITH DRESSING AREA

13' 3" x 7' 11" (4.04m x 2.41m)

Large shower cubicle with power jets, over drencher and telephone shower, low flush wc, bidet, inset sink unit with mixer tap and cabinet below, vanity unit with cabinets and mirror,

BEDROOM (2)

14' 1" x 11' 9" (at widest points) (4.29m x 3.58m)

Including built-in wardrobes, vanity unit with inset sink unit.

BEDROOM (3)

11' 10" x 11' 6" (3.61m x 3.51m)

Including built-in wardrobes. Access to roofspace.

BATHROOM

8' 10" x 7' 9" (2.69m x 2.36m)

Suite comprising panelled bath with mixer tap and thermostatically controlled shower unit over, low flush wc, half pedestal wash hand basin with mixer tap, ceramic tiled floor, fully tiled walls, hotpress with cylinder and open shelving.

Outside

Extensive gardens surrounding the house to the rear is a Southwest facing garden laid in flagged patio areas, Pergola leading to mature colourful flowerbeds with specimen plants and shrubs, vegetable and fruit patches, central lawns with a hidden garden to the rear screened by mature hedging an ideal setting for a children's play area.

Outside light. Outside tap.

INTEGRAL END-ON-END GARAGE

29' 3" x 9' 1" (8.92m x 2.77m)

Electric up and over door. Light and power. Solar power unit. Outside light.

Front garden laid in lawns with mature borders, lawns and a tarmac driveway with parking for three cars.



Ensuite shower room



Bedroom 2



Bathroom



Mature 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	76 C	80 C
55-68	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 £0.05p per annum if demanded

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 £3484.00

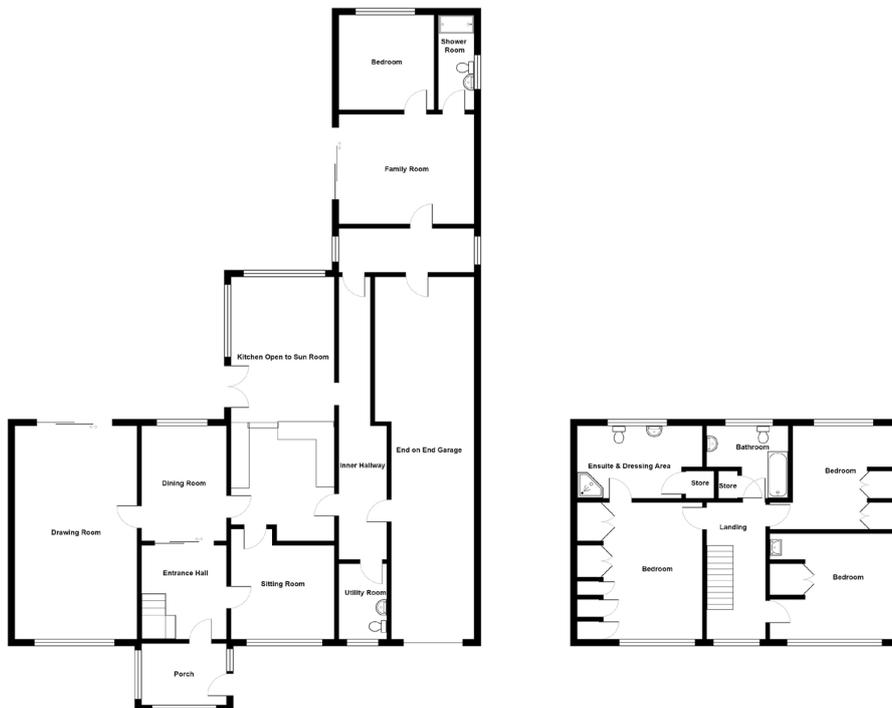
VIEWING

By appointment with **RODGERS & BROWNE**.

Location Travelling down Fort Road passing St John's Church and Sheridan Drive take your next left into Grey Point and No 8 is located on your left.



Floor plan



Total Area: 232.0 m² ... 2035 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.