

# RODGERS & BROWNE



'Redbridge Lodge', 49 Ballyrobert Road,  
Crawfordsburn, Co.Down BT19 1JP

*offers around £600,000*



### *The Agent's Perspective...*

"Tucked away off the Ballyrobert Road and accessed via a private road, this spacious detached home offers great privacy and convenience.

Traditional in style the accommodation is generous, bright and well maintained. There are four good bedrooms, three reception rooms, maple kitchen with granite work tops, separate utility room, cloakroom, bathroom and two en suite shower rooms. There is also a double garage.

Set off by mature grounds with a sheltered courtyard garden to the rear, this is a most appealing home"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Dining room

*The facts you need to know...*

Beautifully presented detached family home

Four bedrooms, three reception rooms

Maple kitchen with granite worktops

Separate utility room with garage access

Cloakroom, bathroom and two ensembles

Private mature site at end of cul de sac

Close to historic village of Crawfordsburn

Double garage with electric door

Gas fired central heating

Double glazing

Easily managed site with sheltered courtyard garden to rear

Lovely 'at home' atmosphere



Maple Kitchen with space for casual dining



Snug or study



Casual dining area

## *The property comprises...*

### **GROUND FLOOR**

#### **COVERED OPEN PORCH**

Double glazed side panels. Double panelled doors to:

#### **RECEPTION HALL**

19' 6" x 11' 0" (overall) (5.94m x 3.35m)

Recessed lighting, coved ceiling, timber cherrywood flooring, cloaks space under stairs.

#### **CLOAKS**

Low flush wc, pedestal wash hand basin, recessed lighting, tiled floor, half tiled walls.

#### **DRAWING ROOM**

19' 3" x 14' 3" (5.87m x 4.34m)

Feature fireplace with painted surround, recessed lighting, double glazed door to side, double doors to hall, coved ceiling.

#### **DINING ROOM**

13' 0" x 13' 0" (3.96m x 3.96m)

Recessed lighting, double glass doors to hall and side door to rear hall and kitchen, coved ceiling.

#### **SNUG OR STUDY**

13' 0" x 11' 3" (3.96m x 3.43m)

Feature fireplace with timber surround, recessed lighting, coved ceiling, view into garden.

#### **KITCHEN**

17' 9" x 11' 3" (5.41m x 3.43m)

Extensive range of high and low level cupboards, granite worktops, one and a half tub single drainer stainless steel sink unit with mixer tap, recessed lighting, stainless steel range cooker, stainless steel splashback, stainless steel cooker canopy, tiled floor, dishwasher, double doors to rear garden and patio, space for breakfast table and chairs, coffee point, microwave, coved ceiling.

#### **UTILITY ROOM**

11' 9" x 9' 0" (3.58m x 2.74m)

Extensive range of built-in cupboards, open shelves, Belfast sink with mixer tap, plumbed for washing machine, recessed lighting, tiled floor, door to rear, access to garage.

Staircase with painted spindles and hardwood handrail to bright spacious landing, recessed lighting, coved ceiling.



Bedroom one leading to ensuite dressing room and shower room

#### BEDROOM (1)

14' 6" x 14' 3" (4.42m x 4.34m)  
Recessed lighting, coved ceiling.

#### ENSUITE DRESSING ROOM

14' 3" x 4' 9" (4.34m x 1.45m)  
Built-in wardrobes, sliding mirror doors, recessed lighting, coved ceiling.

#### ENSUITE SHOWER ROOM

9' 0" x 9' 0" (2.74m x 2.74m)  
Walk-in 'wet' shower, low flush wc, pedestal wash hand basin, fully tiled, recessed lighting, extractor fan.

#### BEDROOM (2) OR DEN

13' 0" x 9' 9" (3.96m x 2.97m)  
Coved ceiling.

#### BEDROOM (3)

13' 0" x 10' 9" (3.96m x 3.28m)  
Extensive range of built-in wardrobes, sliding mirror doors, recessed lighting, coved ceiling.

#### BEDROOM (4)

11' 0" x 9' 0" (3.35m x 2.74m)  
Double built-in wardrobes, sliding mirror doors, recessed lighting, coved ceiling.

#### ENSUITE SHOWER ROOM

9' 4" x 9' 0" (2.84m x 2.74m)  
Corner thermostatically controlled shower, vanity unit, wash hand basin, low flush wc, half tiled walls, tiled floor, recessed lighting, extractor fan.

#### FAMILY BATHROOM

10' 9" x 7' 3" (3.28m x 2.21m)  
Panelled bath with mixer telephone hand shower, low flush wc, vanity units with dressing mirrors, wash hand basin, built-in cupboards, half tiled walls, fully tiled shower cubicle with Mira Sport instant heat shower, recessed lighting, extractor fan.

#### LANDING

Shelved linen cupboard, pressurised hot tank.

#### Outside

#### DOUBLE INTEGRAL GARAGE

19' 3" x 16' 3" (5.87m x 4.95m)  
Electric roller door. Light and power. Worcester gas fired central heating boiler. Personnel door to rear.

Private mature garden with trees, borders, hedges and fencing. Flagged patio barbecue area.



Bright, spacious Landing



Bedroom two or den



Bedroom three



Family bathroom

## 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             | 75 C    | 76 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.

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Please contact your own legal adviser with any queries.

#### TENURE

Freehold. The laneway to the house and three others is jointly owned with the responsibility for any maintenance costs to be divided equally - 1/4 each.

#### 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 c. £3,398.00

#### VIEWING

By appointment with **RODGERS & BROWNE**.

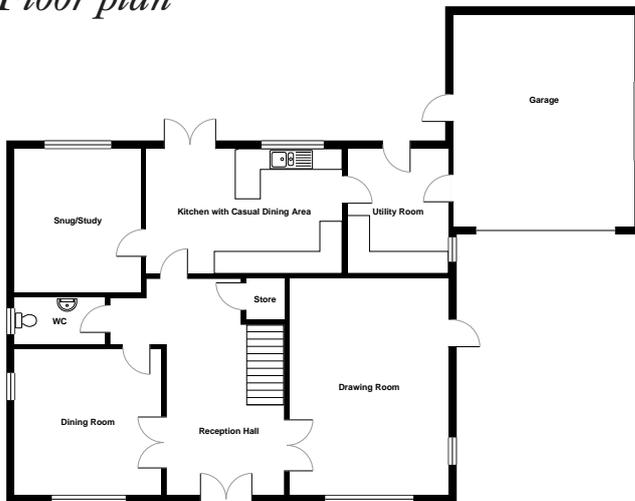
## Location

From main Belfast to Bangor Road (A2) travel towards Crawfordsburn approximately 0.7 of a mile and turn right into private road. Redbridge Lodge is on left hand side at the end of the cul de sac.

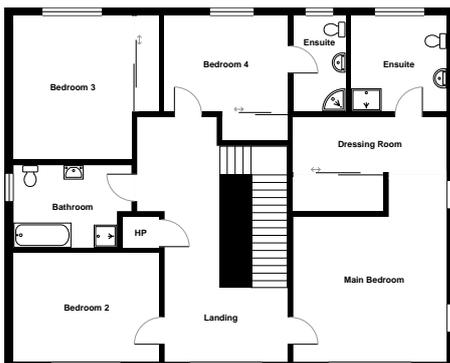


Courtyard garden and barbecue area to rear

## Floor plan



Total Area: 260.6 m<sup>2</sup> ... 2805 ft<sup>2</sup>  
 measurements are approximate and for display purposes only



1/19

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F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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