

# RODGERS & BROWNE



93 Old Gransha Road  
Bangor, BT19 7HA

*offers over £385,000*



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

"93 Old Gransha Rd has been a fantastic place to live. We bought the house from new, and it has been a much-loved family home in which to raise our two boys. Close to Ward Park as well as Bangor Rugby Club we have enjoyed many family walks, going to Picnic in the Park concerts and watching the boys develop their rugby skills at Bangor Minis, all within walking distance from our home. Bright, easy to live in and designed with family living throughout.

The heart of our home is our "family room." This spacious room has the kitchen, living room, tv, dining area and patio doors providing direct access to the decking area where we have enjoyed many a BBQ and has been a great additional space for adults and teenagers alike. The decking area catches the sun throughout the day and has been a lovely private space to enjoy a coffee before the day starts or soak up the afternoon summer sun.

The property's 4 double bedrooms have given everyone more than enough space as well as allowing us to have friends and family over to stay. We will miss the house and the area, but we feel that the time has come for the next family to make happy memories here just as we have."



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Drawing room



Drawing room



Entrance hall

### *The facts you need to know...*

Attractive double fronted detached family home extending to c.1,825 sqft set on a spacious corner site

Bright and airy throughout

Drawing room with dual aspect and contemporary wall mounted gas fire

Modern walnut kitchen with central island opening to casual dining and living area

Matching utility room

Four well proportioned bedrooms, main bedroom with walk through dressing to ensuite shower room

Modern bathroom suite including a shower cubicle

Gas fired central heating

PVC double glazed windows

Tarmac driveway with parking for three cars

Two garden sheds

Fully enclosed rear garden with additional gardens to the front and side incorporating raised decking areas, lawns and mature hedging

An array of local amenities are close to hand including Bloomfield Shopping Centre, Marks & Spencers, Tescos, Sainsburys, Bangor City Centre to mention a few

The area benefits from many renowned schools such as Bangor Grammar, Glenlola Collegiate, Bangor Academy, Ballymagee Primary School, Kilmaine Primary School, Towerview Primary School to mention but a few

Belfast City Centre is easily accessed via main arterial routes



Kitchen with casual dining



Living area off kitchen



*The property comprises...*

**GROUND FLOOR**

Double glazed door with side lights to:

**ENTRANCE HALL**

Parquet wooden floor, staircase to first floor.

**CLOAKROOM**

Low flush wc, pedestal wash hand basin with mixer tap, splashback, ceramic tiled floor. Under stair storage.

**DRAWING ROOM**

20' 3" (into bay window) x 12' 8" (6.17m x 3.86m)  
Contemporary fireplace with marble surround and space for a gas fire or wood burner, laminate floor, ceiling cornice, double glazed sliding patio door to enclosed garden.

**KITCHEN OPEN PLAN TO CASUAL DINING AND LIVING**

30' 8" x 21' 1" (at widest points) (9.35m x 6.43m)  
Walnut effect high and low level units with display and wine rack, under unit lighting, four ring gas hob with stainless steel splashback, glass and stainless steel extractor above, under oven, space for American fridge freezer, central island, single drainer stainless steel sink with mixer tap, plumbed for a dishwasher, part tiled walls, solid oak wooden floor throughout, double glazed sliding patio doors to raised decking area.

**UTILITY ROOM**

7' 9" x 7' 9" (2.36m x 2.36m)  
Matching high and low level units, plumbed for washing machine, space for tumble dryer, single drainer stainless steel sink unit with mixer tap, ceramic tiled floor, concealed gas central heating boiler, service door to rear.



Main bedroom

**First Floor**

**LANDING**

Hotpress.

**MAIN BEDROOM**

13' 1" (into bay window) x 12' 9" (3.99m x 3.89m)

**ENSUITE SHOWER ROOM WITH WALK THROUGH DRESSING AREA**

Luxury shower cubicle unit with thermostatically controlled shower over drencher and telephone shower, low flush wc, pedestal wash hand basin with mixer tap and splashback, ceramic tiled floor, access to roofspace, vanity unit with cabinets either side, heated towel radiator, access to linen cupboard.

**BEDROOM (2)**

15' 5" x 12' 11" (at widest points) (4.7m x 3.94m)

**BATHROOM**

9' 4" x 8' 8" (2.84m x 2.64m)

White suite comprising panelled bath with mixer tap, part tiled walls, low flush wc, pedestal wash hand basin with mixer tap and splashback, corner shower cubicle with thermostatically controlled shower unit, ceramic tiled floor, heated towel radiator.

**BEDROOM (3)**

14' 9" x 8' 7" (4.5m x 2.62m)

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**BEDROOM (4)**

11' 6" x 8' 10" (3.51m x 2.69m)

**Outside**

Tarmac driveway for three cars.

Rear garden with decking area, grass and raised beds. Side gardens laid in lawns with mature hedging.

Superb corner site which catches the sun throughout the day. To the rear is a fully enclosed garden laid in lawns, decking area and raised beds and a garden shed. To the side and front are spacious gardens laid in lawns, flowerbeds, mature boundary hedging, raised decking area, concealed garden shed.



Ensuite shower room



Bedroom two



Bathroom



Enclosed decking area

*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	78 C	79 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**

Freehold

**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 £1742.40.

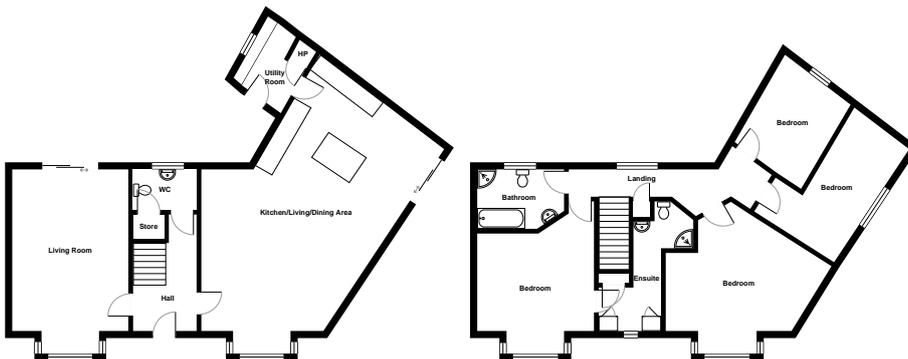
**VIEWING**

By appointment with **RODGERS & BROWNE**.

EXPERIENCE | EXPERTISE | RESULTS

# Location

Travelling along South Circular Road towards Groomsport at the roundabout take your third exit onto Gransha Road, first left onto Old Gransha Road, turn right onto the continuation and No 93 is on your left.



Total Area: 170.8 m<sup>2</sup> ... 1838 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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### Disclaimer

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