

# RODGERS & BROWNE



1 Rockmount Gardens  
Helen's Bay, BT19 1TU

*offers over £565,000*

**SOLD**



## *The Owners' Perspective...*

*"This has been a wonderful home with fabulous inside and outside space for spending time as a family and with friends.*

*Situated in a quiet corner yet only minutes walk from Helens Bay train halt and all the fantastic amenities of the village.*

*Golf, Tennis, Children's Clubs, and the incredible Beach and park are only a few of the innumerable facilities we have enjoyed as a family"*



76 High Street, Holywood, BT18 9AE

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Entrance hall



Drawing room



Family room

### THE FACTS YOU NEED TO KNOW...

Deceptively spacious detached family home which has been recently renovated to a high standard throughout

Flexible accommodation depending on individual needs

Drawing room with feature wood burning stove, family room and home office

Handcrafted and painted kitchen with a five ring gas top range all opening into a casual dining room

Large utility room

Four bedrooms, main bathroom and guest bedrooms with ensuite facilities

Luxury bathroom

PVC double glazing

Pressurised gas central heating system

Double integral garage

Spacious corner site with many specimen trees and incorporating an Indian sandstone patio with granite edging and raised seating areas

Additional timber sheds used for gardening equipment along with a summer house

Within a short stroll of Helen's Bay beach, the Ulster Way, Helen's Bay Golf Course and train station

Belfast is also easily accessed via the main arterial routes



Handmade kitchen



Dining area open to kitchen



Utility room



Home office

## The Property Comprises...

### GROUND FLOOR

Twin double panelled doors with side and top lights to:

#### ENTRANCE PORCH

Heather Brown tiled step. Double doors with glazed side and top lights.

#### ENTRANCE HALL

Amtico flooring, staircase to first floor with painted spindles with solid oak handrail. Under stair storage with open hanging space.

#### DRAWING ROOM

20' 2" x 16' 11" (at widest points) (6.15m x 5.16m)  
Feature stone surround with slate hearth, cast iron multi fuel stove, cornice ceiling, large picture window overlooking garden.

#### FAMILY ROOM

15' 3" x 9' 10" (4.65m x 3m)  
Cornice ceiling. Double glazed sliding doors to patio area.

#### HOME OFFICE

8' 10" x 8' 1" (2.69m x 2.46m)  
Extensive range of built-in units with open book shelving.

#### HANDMADE KITCHEN OPENING TO CASUAL DINING

21' 11" x 15' 10" (at widest points) (6.68m x 4.83m)  
Beautiful handcrafted solid wood cream kitchen with high and low level shaker style units open hinge doors, granite worktop and matching splashback, inset one and a half stainless steel sink unit with mixer tap, Range Master five gas top Range with hotplate and double oven below, stainless steel splashback with extractor above set in canopy, integrated dishwasher, Amtico flooring throughout kitchen and dining. Access to panty with open shelving and space for fridge, glazed door to hallway and French doors to patio and garden.

#### UTILITY ROOM INCLUDING CLOAKROOM

14' 8" x 10' 8" (4.47m x 3.25m)  
Range of low level cream shaker style units with granite effect worktop, one and a half stainless steel sink with mixer tap, space for wine fridge and double freezer, plumbed for washing machine, ceramic tiled floor. Access to patio and garage. Cloakroom incorporated low flush wc, trough sink unit with mixer tap and ceramic tiled floor.



Main bedroom

**First Floor**  
**BRIGHT AND SPACIOUS LANDING**

Linen cupboard. Access to roofspace, boarded and lighting, accessed via Slingsby style ladder.

**MAIN BEDROOM** 16’ 10” x 9’ 11” (5.13m x 3.02m)  
Large pitch windows, built in robes.

**ENSUITE SHOWER ROOM** 8’ 11” x 6’ 5” (2.72m x 1.96m)  
Large Matki shower cubicle with thermostatically controlled shower unit, modern sink unit with mixer tap and cabinet below, low flush wc, chrome effect heated towel radiator, ceramic tiled floor, part tiled walls with border detailing.

**GUEST BEDROOM** 13’ 5” x 9’ 10” (4.09m x 3m)  
Including extensive range of built-in wardrobes, Vanity and desk unit with cupboards below.

**ENSUITE WET ROOM**  
8’ 11” x 5’ 0” (2.72m x 1.52m)  
Large shower area with thermostatically controlled shower, drencher, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls, chrome wall heated radiator. Access to open shelved storage area.

**BEDROOM (3)** 13’ 10” x 9’ 11” (4.22m x 3.02m)  
Including extensive range of built-in wardrobes.

**BEDROOM (4)** 12’ 11” x 9’ 9” (at widest points) (3.94m x 2.97m)  
Walk in storage.

**LUXURY BATHROOM**  
11’ 6” x 8’ 9” (at widest points) (3.51m x 2.67m)  
Luxury white suite comprising panelled bath with over drencher and mixer taps, low flush wc, contemporary Mastella wall mounted sink unit with mixer tap and feature tiled splashback, heated towel radiator, ceramic tiled floor, part tiled walls, double glazed Velux windows.

**Outside**  
**DOUBLE INTEGRAL GARAGE** 17’ 10” x 16’ 8” (5.44m x 5.08m)  
Twin up and over doors, tap, gas fired central heating boiler with pressurised tank, plumbed for washing machine, light and power. Indian sandstone patio with cobbled effect detailing and raised wall seating area, outside recessed lighting.

**SUMMERHOUSE** 9’ 9” x 7’ 10” (2.97m x 2.39m)  
Double glazed doors, power.

**LARGE STORAGE SHED**  
17’ 8” x 9’ 10” (5.38m x 3m)  
Double door, light and power.

Concealed gravelled bin store.

Spacious corner site fully enclosed with cast iron gates leading to a tarmac driveway for up to four cars, mature willow and silverbirch trees, raised beds and lawns surrounding the house taking full advantage of the south facing aspect.trees, raised beds and lawns surrounding the house taking full advantage of the south facing aspect.



Ensuite shower room



Guest bedroom



Luxury bathroom



Bedroom three

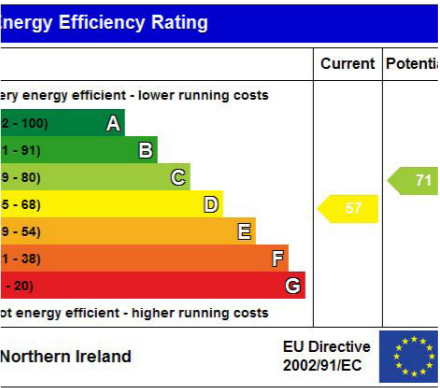
## Additional Information

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)



### STAMP DUTY



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

Leasehold

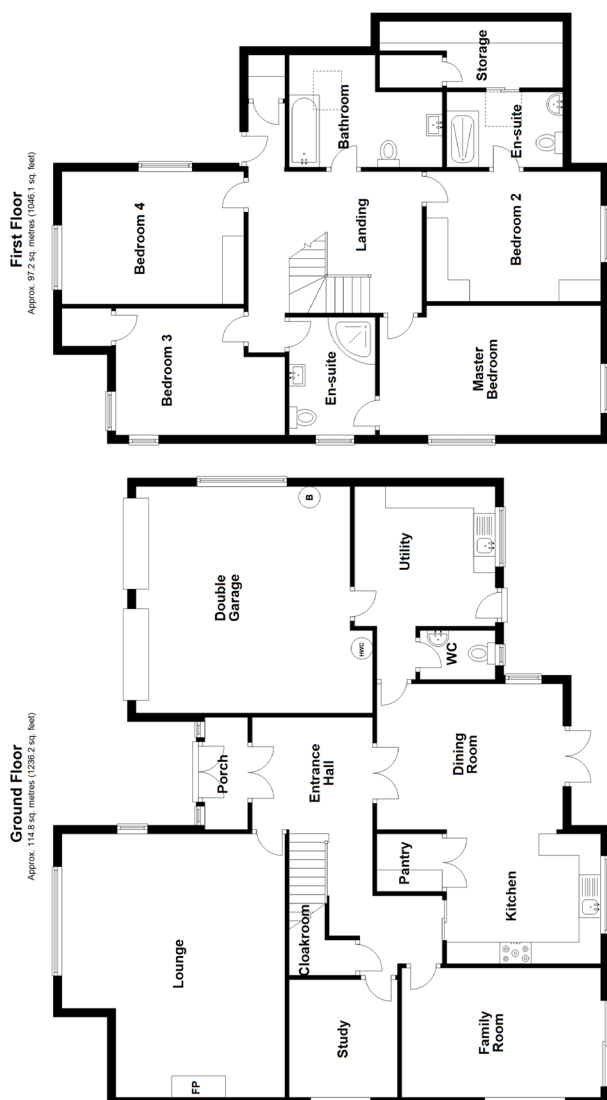
### RATES

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 £3472.06.

# Location

Travelling along Craigdarragh Road from the Bangor carriageway turn right into Bridge Road then second right into Rockmount Gardens and No1 is on your right.



Total area: approx. 212.0 sq. metres (2282.2 sq. feet)  
For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or misstatement.  
Floor plans are for identification purposes only and must not be used for ordering / purchasing floor coverings.

1 Rockmount Gardens, Helens Bay

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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.

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