

# RODGERS & BROWNE

1 Golf Grove, Off Golf Road  
Helen's Bay, BT19 1GY

*offers over £275,000*



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

'Living here has been a delight - being near a golf course, beach and train line offers the best of both worlds. It's a unique blend of relaxation and accessibility.'



76 High Street, Hollywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



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

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Attractive end townhouse located within the ever popular setting of Helen's Bay

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An ideal property for either a first-time buyer or those wanting a lock and leave property

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Family room with open fireplace and solid oak wooden floor

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Kitchen opening to casual dining area

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Ground floor cloakroom

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Three spacious bedrooms

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Main bathroom with white suite

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Oak effect PVC double glazing

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Gas fired central heating

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Private parking for two cars

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Only minutes from Helen's Bay train station, Golf Club, Crawfordsburn Country Park and the beach

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Entrance hall



Family room



Kitchen with dining area



South facing garden



Bedroom 2





Cloakroom



Family room



Bedroom 1



Bathroom

## *The property comprises...*

### **GROUND FLOOR**

Solid wooden front door.

### **ENTRANCE HALL**

Solid oak wooden floor. Under stair storage. Staircase to first floor.

### **CLOAKROOM**

Wall light. Open hanging space. Solid oak wooden floor. Separate low flush wc, pedestal wash hand basin.

### **FAMILY ROOM**

17' 4" x 13' 8" (5.28m x 4.17m)

Open fireplace, wooden surround, cast iron inset and hearth, solid oak wooden floor, low voltage lighting, French doors to private garden and enclosed patio area.

### **KITCHEN WITH DINING AREA**

12' 7" x 9' 8" (3.84m x 2.95m)

Range of high and low level cupboards, granite effect worktops, five ring gas hob, stainless steel extractor fan above, under oven, plumbed for washing machine, single drainer stainless steel sink unit and mixer tap, part tiled walls, wine rack, low voltage lighting, space for fridge freezer.

### **First Floor**

### **LANDING**

Spacious hotpress. Access to the roofspace via Slingsby style ladder. Part floored.

### **BEDROOM (1)**

17' 4" x 10' 6" (5.28m x 3.2m)

### **BEDROOM (2)**

13' 7" x 9' 10" (4.14m x 3m)

### **BEDROOM (3)**

8' 10" x 7' 1" (2.69m x 2.16m)

Plus built-in wardrobes.

### **BATHROOM**

9' 9" x 7' 2" (2.97m x 2.18m)

White suite comprising panelled bath with mixer tap and telephone shower, pedestal wash hand basin and mixer tap, low flush wc, fully tiled walls.

### **Outside**

South facing front garden laid in lawns and fully enclosed patio garden.

Parking for two cars. Outside light.

### **LOCATION**

Travelling along Bridge Road towards the train station and Church Road at Golf Road turn in and Golf Grove is on your right.

# 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 [rodgersandbrowne.co.uk](http://rodgersandbrowne.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		

## FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

## TENURE

Freehold

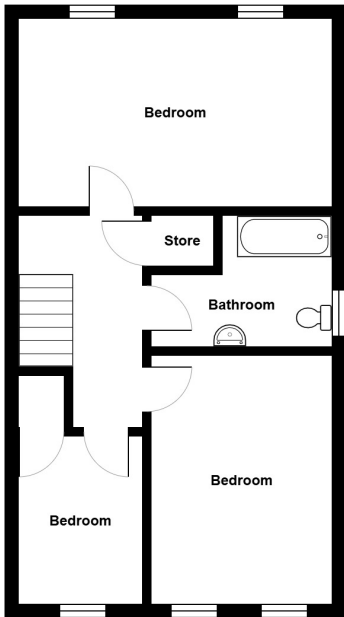
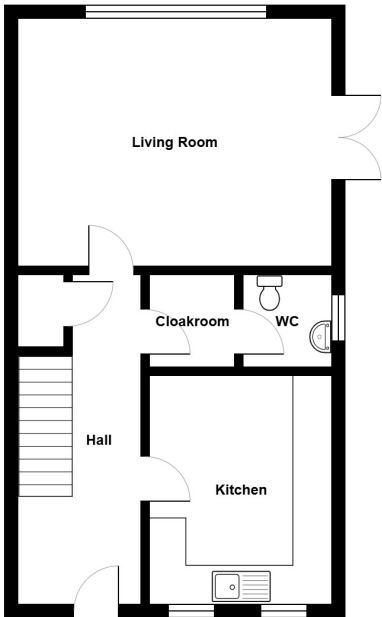
## RATES

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 2025 /2026 is c.£1,764.00

## VIEWING

By appointment with **RODGERS & BROWNE**.



Total Area: 104.1 m² ... 1121 ft²

All measurements are approximate and for display purposes only



## Sales Lettings Property Management

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,  
Holywood, BT18 9AE  
T (028) 9042 1414  
F (028) 9042 1400

[info@rodgersandbrowne.co.uk](mailto:info@rodgersandbrowne.co.uk)

[rodgersandbrowne.co.uk](http://rodgersandbrowne.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.