

RODGERS & BROWNE



2 Dun Robin, Off Golf Road
Helen's Bay, BT19 1TD

offers over £375,000

SALE AGREED



The Agent's Perspective...

"A deceptively spacious semi detached home set within the much admired and highly sought after location of Helen's Bay. One of four unique homes built and only minutes from Crawfordsburn Country Park, Helen's Bay Golf Club and Train station.

Internally the property benefits from flexible accommodation with either four bedrooms and 1+ reception rooms or 3 bedrooms and 2+ reception rooms depending on individual needs, another benefit of the house is the single integral garage and enclosed rear garden.

For those who need to commute to Belfast City Centre or The George Best City Airport all main arterial routes are on the doorstep along with a regular train service"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Deceptively spacious semi detached family home set within the ever popular location of Helen’s Bay and only minutes from Helen’s Bay Golf Club, train station and Crawfordsburn Country Park

Large drawing room open to dining with feature fireplace

Bright kitchen with casual dining area

Flexible accommodation with either four bedrooms or three bedrooms and garden room

Main bathroom and ensuite facilities

Ground floor utility room

Integrated single garage

Fully enclosed rear garden

Gas fired central heating

PVC double glazed

Tegular paved driveway with parking for two cars



Kitchen



Utility room



Garden room / bedroom 4



Bathroom



Dining area

The property comprises...

GROUND FLOOR

Solid staircase with iron handrails leading to solid PVC door with top light.

First floor

ENTRANCE HALL Cloaks cabinet. Staircase with pine spindles, handrail and Newel post leading to ground floor and second floor.

DRAWING ROOM OPEN TO CASUAL DINING AREA 21’ 9” x 15’ 4” (6.63m x 4.67m) Cast iron fireplace, open fire, slate hearth.

KITCHEN WITH CASUAL DINING AREA 14’ 8” x 9’ 9” (4.47m x 2.97m) Extensive range of high and low level units, under unit lighting, glazed display, wood effect worktops, space for fridge freezer, wine rack, double inset stainless steel sink unit with mixer tap, oven and ceramic hob, part tiled walls.

Second floor

LANDING Shelved storage. Access to roofspace.

BEDROOM (1) 14’ 5” x 12’ 1” (4.39m x 3.68m) Including extensive range of built-in wardrobes with sliding mirrored doors.

ENSUITE SHOWER ROOM 9’ 1” x 5’ 3” (2.77m x 1.6m) Suite comprising shower cubicle, thermostatically controlled shower units, pedestal wash hand basin with splashback, low flush wc, extractor fan.

BEDROOM (2) 14’ 8” x 9’ 10” (4.47m x 3m)

BEDROOM (3) 10’ 9” x 8’ 11” (3.28m x 2.72m)

BATHROOM 8’ 11” x 6’ 7” (2.72m x 2.01m) White suite comprising panelled bath with mixer tap and telephone shower, low flush wc, pedestal wash hand basin, part tiled walls, low voltage lighting, extractor fan.

Ground Floor

GARDEN ROOM/BEDROOM (4) 17’ 1” x 12’ 1” (5.21m x 3.68m) French doors to patio and garden.

UTILITY ROOM 8’ 0” x 7’ 11” (2.44m x 2.41m) Low level units, single drainer stainless steel sink unit and mixer tap, part tiled walls, space for tumble dryer and washing machine, double glazed door to side.

CLOAKROOM Low flush wc, pedestal wash hand basin with splashback and mixer tap.

Outside

SINGLE INTEGRAL GARAGE 17’ 6” x 9’ 10” (5.33m x 3m) Roller door, additional storage area, gas central heating boiler.

Fully enclosed rear garden laid in lawns, flagged patio and pathway.

Outside tap. Brick paved driveway with parking for two cars.

Location Travelling along Bridge Road from Hollywood pass Helen’s Bay Square take your first left into Golf Road and Dun Robin is on your left.

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 roddersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 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. **RODDERS & 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 **RODDERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

Long 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 £2,238.57

VIEWING

By appointment with **RODDERS & BROWNE**.

RODDERS & BROWNE

RODDERSANDBROWNE.CO.UK

Sold

028 9042 1414

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The Property Ombudsman

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PROTECTED

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 **RODDERS & 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.

Total Area: 174.8 m² ... 1882 ft²
All measurements are approximate and for display purposes only

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