

RODGERS & BROWNE



17 Glen Road
Cultra, BT18 0HB

offers around £875,000



The Owner's Perspective...

"We fell in love with this house the moment we first saw it over 38 years ago. Since then it has been a great family home with lots of entertaining space for parties and the centre of family celebrations for three generations. However, the children now have homes of their own and it is time for us to downsize.

We have really enjoyed living in this house and appreciated its great location within walking distance to the beach and social amenities.

However, it is the beauty of the surrounding woodland and peaceful atmosphere that we have enjoyed the most. So much so that we are building a smaller home nearby and hope a new and younger family will have the opportunity to enjoy this lovely house and make it their own."



76 High Street, Hollywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Family room



Caption for image.

Cloakroom

The facts you need to know...

Deceptively spacious Dutch Colonial design detached family home

The site extends to c. ¼ acre

Superb accommodation which offers flexibility depending on the buyers needs

Bright drawing room with bifold panelled doors leading to a dining room with 18ft ceiling height

Family room with gas fire

Large oak kitchen opening to a casual dining area and conservatory

Separate utility room

Bedroom accommodation is situated over two floors with five bedrooms, main bedroom and guest bedroom each with ensembles, two fully fitted bathrooms and a feature spiral staircase between floors

Large store plus study landing on the second floor

Outside are gardens on each side finished in a mix of lawns, mature shrubs, trees, and a large, raised terrace

Tarmac driveway with parking for four plus cars

Gas fired central heating

Priced to allow for modernisation

Only minutes form the Ulster Way linking Belfast to Bangor, the beach and The Royal Belfast Golf Club

Belfast City Centre and The George Best City Airport are fifteen minutes away by road or rail



Drawing room



Feature drawing room fireplace



Dining room



The property comprises...

GROUND FLOOR

Panelled front door with glazed side and top lights to:

ENTRANCE HALL

Mahogany staircase leading to the first floor. Solid wood floor. Cloaks cupboard.

CLOAKROOM

Low flush wc, Gama-Decor rice bowl sink unit with mixer tap set on a walnut colour unit, open shelving and two cupboards, fully tiled walls, ceramic tiled floor, tongue and groove ceiling, low voltage lighting.

DRAWING ROOM

23' 6" (into bay window) x 14' 2" (7.16m x 4.32m)
Feature sandstone fireplace and hearth, glass fronted open fire, panelled walls, cornice ceiling, window seat with storage below. Double glazed doors to terrace. Panelled Bi-folding doors leading to:

DINING ROOM

17' 9" x 11' 6" (5.41m x 3.51m)
18ft vaulted ceiling, panelled walls, double glazed door to terrace.

FAMILY ROOM

14' 6" x 11' 11" (4.42m x 3.63m)
Fireplace with mahogany surround, marble inset and hearth, gas fire, solid wood flooring, cornice ceiling, wall lighting.



Solid oak kitchen



Conservatory



Patio area outside the conservatory

The property comprises...

GROUND FLOOR

SOLID OAK KITCHEN OPENING TO CASUAL DINING AREA

24' 3" x 10' 8" (7.39m x 3.25m)

Extensive range of built-in high and low level shaker oak doors and display cabinets, under unit lighting, granite worktops and breakfast bar area, integrated Neff five ring stainless steel gas hob and matching extractor above, tiled splashback, Neff oven, micro oven and steam oven, space for American fridge freezer, wine rack, integrated dishwasher, one and a half stainless steel sink unit with mixer tap, ceramic tiled floor, low voltage lighting.

UTILITY ROOM

10' 4" x 8' 5" (3.15m x 2.57m)

Matching solid oak shaker doors, granite effect worktops, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine and space for tumble dryer, part tiled walls, ceramic tiled floor. Access to inner hallway with glazed door to rear and access to double garage.

CONSERVATORY

15' 4" x 10' 11" (4.67m x 3.33m)

Ceramic tiled floor. Views over the garden. Double glazed door to rear.



Main bedroom

FIRST FLOOR

BRIGHT LANDING

With minstrel gallery and spiral staircase to second floor.

MAIN BEDROOM

20' 10" x 12' 10" (6.35m x 3.91m)
Including walk through dressing area. Built-in wardrobes with sliding mirrored doors, vanity unit with sink unit and mixer tap, cupboard below, painted tongue and groove ceiling.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle with Mira Sport electric shower, low flush wc, ceramic tiled floor, low voltage lighting, extractor fan.

INNER HALLWAY Hotpress with lagged copper cylinder and shelving plus additional storage.

MAIN BATHROOM

12' 9" x 8' 9" (3.89m x 2.67m)
Colour suite comprising large deep fill circular bath, mixer tap and telephone shower, low flush wc, pedestal wash hand basin and mixer tap, double shower cubicle, thermostatically controlled shower unit, ceramic tiled floor, part tiled walls.

BEDROOM (2)

14' 3" x 11' 9" (4.34m x 3.58m)
Vanity unit with inset sink and mixer tap, cupboard below.

BEDROOM (3)

14' 0" x 11' 9" (4.27m x 3.58m)
Including built-in sink unit with mixer tap and cupboard below.

BEDROOM (4)

15' 0" x 9' 9" (4.57m x 2.97m)
Plus extensive range of built-in wardrobes with sliding mirrored doors, wall mounted sink unit and mixer tap and cupboards below.

SECOND FLOOR

Study landing with semi solid wooden floor.

GUEST BEDROOM

19' 2" x 9' 7" (5.84m x 2.92m)
Two double glazed Velux windows.

ENSUITE BATHROOM

8' 5" x 7' 11" (2.57m x 2.41m)
White suite comprising of panelled bath, mixer and thermostatically controlled shower unit, low flush, half pedestal wash hand basin with mixer tap, ceramic tiled floor, part tiled walls. Double glazed Velux window.

STOREROOM

20' 7" x 9' 6" (6.27m x 2.9m)



Landing



Guest bedroom



Main bathroom

The property comprises...

OUTSIDE

DOUBLE GARAGE

18' 10" x 17' 10" (5.74m x 5.44m)
Twin up and over doors. Light and power. Oil fired central heating boiler. Gas fired central heating boiler.

Sweeping tarmac driveway with parking for four plus cars.

Garden to the front laid in lawns, mature shrubs and trees.

To the rear and side gardens fully enclosed in lawns and flowerbeds, large, raised brick paved terrace and flowerbeds.



Bedroom 3



Bedroom 5 ensuite



Terrace



Rear garden



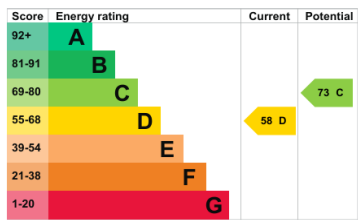
Front lawns and driveway



Rear garden

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?			X
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?	X		
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?	X		

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £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.

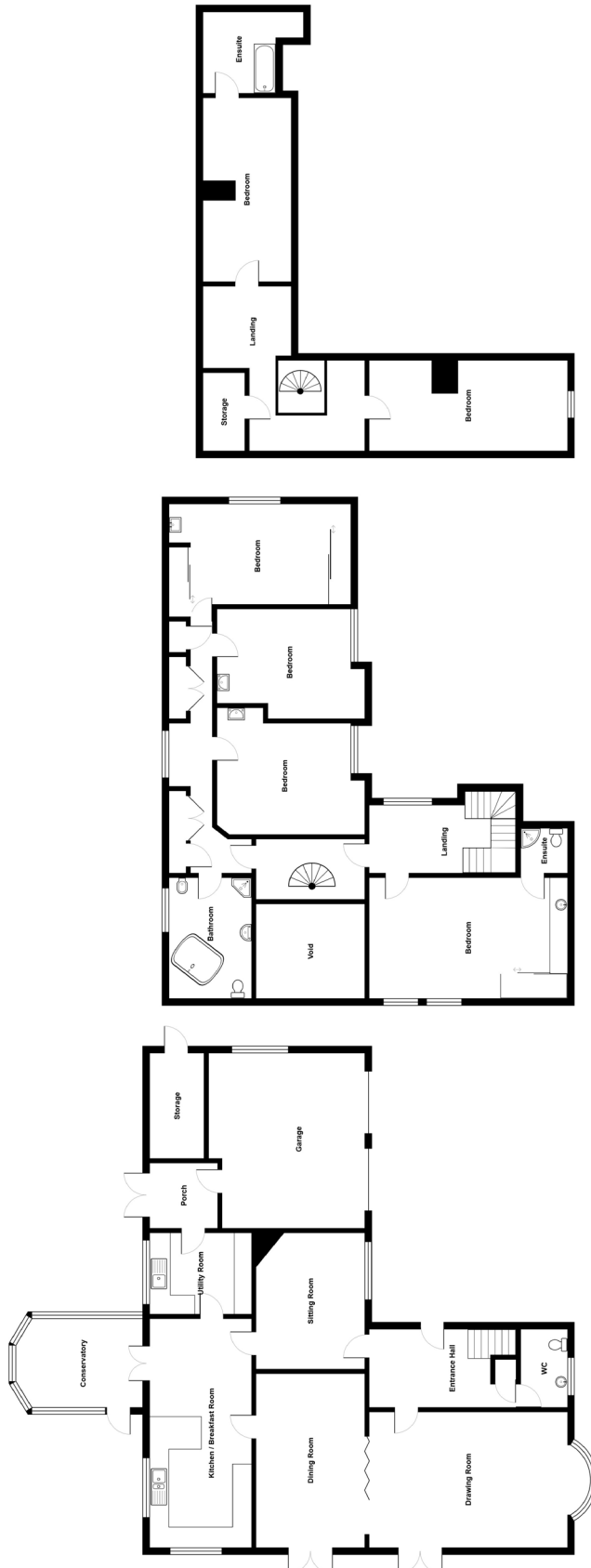
The assessment for the year 2025/2026 is £3,815.

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling along the Bangor to Belfast carriageway towards Bangor, pass The Culloden Estate & Spa just after the bridge turn left into Glen Road, pass over the bridge and No 17 is approximately 500 yards on your right.

Floor plan



Total Area: 362.4 m² ... 3901 ft² (excluding void)

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&
BROWNE**

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

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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