

**RODGERS
&
BROWNE**

'Glentogher' 29 Bridge Road,
Helen's Bay BT19 1TS

offers over £795,000



The Owner's Perspective...

"We built our house in 2012 and have had wonderful family memories in this beautiful location of Helen's Bay.

We are very sad to leave."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Dining room with access to rear courtyard



Sandstone detailing to entrance porch
EXPERIENCE | EXPERTISE | RESULTS



Drawing room

The facts you need to know...

Beautifully presented and exceptionally well finished detached home

4 bedrooms 3 reception rooms

Gas fired central heating underfloor system to ground floor

Quality oak doors, skirtings and architraves

Bathroom, ensuite shower room and downstairs shower room

Constructed to an exceptionally high standard c.2012

Totally private, secure site behind remote control electric gate

Heat recovery system

Sunny aspect into walled garden

Very convenient location close to Country Park and pleasant walk to train station

Integral garage with electric up-and-over door

Solid floor construction



Comfortable living room with sunny aspect opening into walled courtyard



Study area with bookcase shelving



The property comprises...

GROUND FLOOR

COVERED OPEN PORCH Sandstone archway. Black and white tiled entrance. Multi point locking front door to:

RECEPTION/DINING HALL: Pocket doors, recessed lighting, ceramic tiled floor. Sliding doors to courtyard garden and veranda.

DRAWING ROOM: 21' 10" x 16' 9" (6.65m x 5.1m) Feature grey marble fireplace, gas fire, slate hearth, recessed lighting, bay window.

LIVING ROOM: 26' 1" x 20' 1" (7.95m x 6.11m) Ceramic tiled floor, full wall glazed with sliding doors to veranda and courtyard garden, recessed lighting, gas stove, built-in bookcase, shelving and drawers, pocket doors to:

KITCHEN: 18' 4" x 16' 6" (5.6m x 5.04m) Extensive range of oak high and low level cupboards, built-in drawers, marble worktops and centre island, inset one and a half stainless steel sink unit with mixer tap, ceramic tiled floor, recessed lighting, black Aga Range, electric black Aga Range, Bosch oven, dishwasher, fridge freezer, space for breakfast table and chairs.

UTILITY ROOM: 10' 3" x 6' 2" (3.12m x 1.87m) Extensive range of high and low level cupboards, marble worktops, inset stainless steel sink unit with mixer tap, recessed lighting, ceramic tiled floor. Access to garage, plumbed for washing machine. Bookcase shelving for cookbooks.

SHOWER ROOM: Floating wc, concealed cistern, floating wash hand basin, fully tiled large shower large cubicle, tiled floor, chrome towel radiator, recessed lighting.

Staircase with oak handrail, tread lighting and balustrades to:



Kitchen centre island with coffee / brakfast point



Bespoke kitchen with granite worktops and electric Aga range

FIRST FLOOR

BEDROOM (1): 18' 4" x 14' 2" (5.6m x 4.33m) Walk-in dressing area, recessed lighting.

ENSUITE SHOWER ROOM: Comprising low flush wc, wash hand basin with mixer tap, marble tiled floor, fully tiled large shower cubicle, recessed lighting.

BEDROOM (2): 13' 2" x 9' 11" (4.02m x 3.02m) Built-in wardrobe. Dressing table.

BEDROOM (3): 12' 8" x 10' 6" (3.86m x 3.20m) Double glazed Velux window.

BEDROOM (4) OR STUDY 17' 8" x 9' 2" (5.38m x 2.80m) Recessed lighting.

BATHROOM: White suite comprising shower over tiled bath area, vanity wash hand basin, low flush wc, recessed lighting, tiled floor,

LANDING: Double doors to large shelved linen cupboard.

OUTSIDE

INTEGRAL GARAGE: 18' 2" x 12' 8" (5.54m x 3.86m) Electric up and over door. Light and power. Worcester gas fired central heating boiler. Hot water cylinder.

Tarmac driveway and parking for several cars. Remote control, electric, sliding electric gate.

Easily maintained courtyard garden in low maintenance trees behind shelved high wall and fencing. Very private, sunny aspect. Covered veranda for outside dining.



Bedroom 1



En suite shower room



Contemporary bathroom

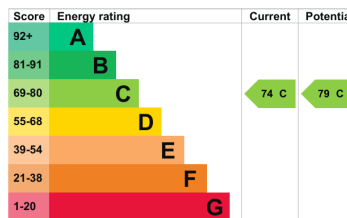
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			●
Is there an annual service charge?			●
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?	●		
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?		●	
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?		●	

UTILITIES

Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Mobile Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. 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.

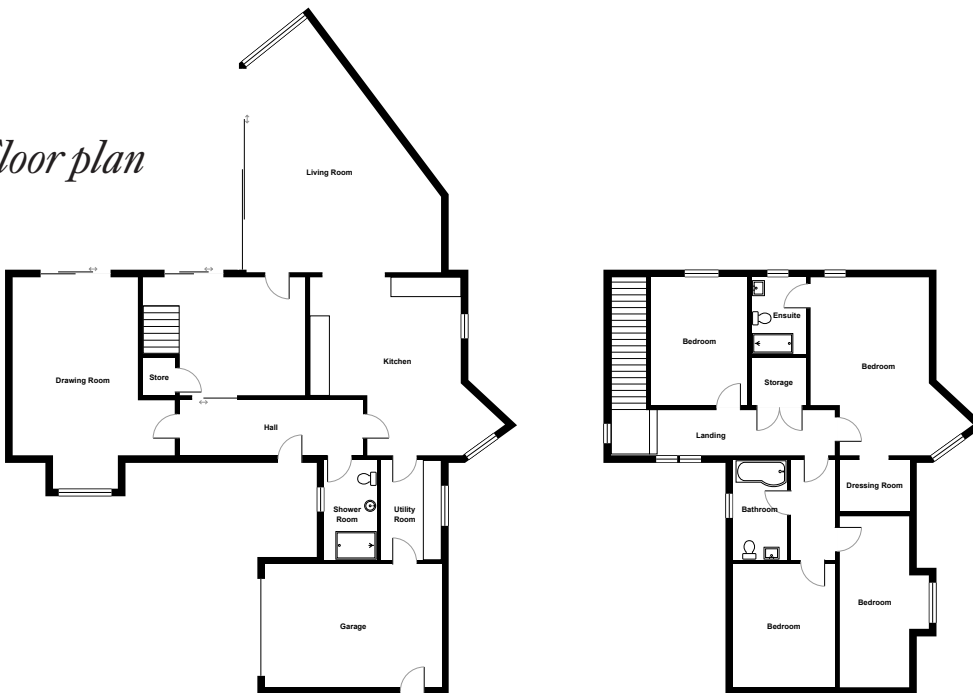
The assessment for the year 2026 /2027 is c. £3,998.00

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

Location: From Craigdarragh Road turn in to Bridge Road and 'Glentogher' is on the first house on the left hand side



Floor plan



**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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