

**RODGERS  
&  
BROWNE**



29 Osborne Drive  
Bangor BT20 3DH

*offers over £499,950*



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

*"Restoring this lovely 1920s property was a real labour of love. We created a home with all the modern conveniences and have enjoyed everything that living on the County Down coast has to offer.*

*A perfect location set in a quiet part of Bangor West, just a short walk from the marina, coastal path, train station, cafes and restaurants.*

*It has been a pleasure to live here."*



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For friends or family



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

Beautifully refurbished detached home on bright, sheltered corner site

Exceptionally well decorated and presented

Three double bedrooms all with built-in wardrobes

Cloakroom, bathroom and ensuite

Lovely mixture of contemporary and traditional style

Open plan living / dining / kitchen

Gas fired central heating

Large tiled, screened patio / sun terrace and barbecue area

Very convenient to shop, church, Bangor city centre and marina

Plumbed for heat recovery system

Black uPVC double glazing

Parex render for minimal maintenance

Detached office for home working or space for home gym

Feature traditional painted solid timber shutters

Superb shaker style in-frame kitchen with Quartz worktops, centre island Quooker hot tap and appliances



Stunning kitchen with appliances



Centre island with breakfast or coffee point

## *The property comprises...*

### GROUND FLOOR

**ENTRANCE PORCH:** Covered open porch with granite 'bullnose' step to feature front door with double glazed panes and side panes

**INNER PORCH:** Black and white tiled floor to glazed inner door

**ENTRANCE HALL:** Herringbone pattern Karndean flooring with contrasting inset border

**CLOAKROOM:** Feature wash hand basin, mixer tap, wc with concealed cistern, part tiled walls, terrazzo tiled floor

**SITTING ROOM:** 11' 9" x 11' 3" (3.58m x 3.43m) Herringbone pattern Karndean flooring with contrasting inset border, double 'French' doors to side and office. Recessed lighting

**LIVING ROOM:** 16' 6" x 11' 9" (5.03m x 3.58m) Herringbone pattern Karndean flooring with contrasting inset border and underfloor heating, cast iron Stovax multi-fuel stove, recessed lighting. Open to:

**KITCHEN:** 14' 0" x 11' 6" (4.27m x 3.51m) Stunning white shaker style high and low level cupboards with polished nickel handles, Quartz worktops, inset 1 1/2 tub stainless steel sink units with Quooker hot tap, integrated dishwasher, centre island with Quartz worktop, inset Elica ceramic hob with down-draft extractor, AEG oven and induction combi oven, fridge, freezer, Herringbone pattern Karndean flooring with contrasting inset border and underfloor heating, drinks and glasses cabinet, recessed lighting, concealed worktop lighting. Open to:

**DINING ROOM:** 11' 0" x 8' 3" (3.35m x 2.51m) Underfloor heating, double 'French' doors to large, tiled patio / sun terrace. Door to:

**WALK IN PANTRY:** 4' 3" x 4' 0" (1.3m x 1.22m) Shelved, Herringbone pattern Karndean flooring

**LAUNDRY ROOM:** 5' 9" x 4' 0" (1.75m x 1.22m) Plumbed for washing machine, Quartz worktop, Herringbone pattern Karndean flooring, recessed lighting, concealed Wavien gas fired boiler.

Staircase with painted spindles and hardwood handrail to First floor



Beautiful bathroom

## FIRST FLOOR

**BEDROOM (1): 12' 9" x 12' 6"** (3.89m x 3.81m) plus extensive range of built-in wardrobes and built-in drawers, recessed lighting

**ENSUITE SHOWER ROOM: 7' 7" x 6' 10"** (2.31m x 2.08m)  
High glaze ceramic tiled floor, floating vanity unit with wash hand basin, mixer tap, low flush wc, large format tiled walls, large fully tiled shower cubicle with drench and telephone hand showers, recessed lighting, vertical radiator.

**BEDROOM (2): 15' 3" x 11' 6"** (4.65m x 3.51m) (max) including extensive range of built-in wardrobes, recessed lighting

**BEDROOM (3): 11' 6" x 9' 10"** (3.51m x 3m) including extensive range of built-in wardrobes, recessed lighting.

**BATHROOM: 7' 6" x 6' 6"** (2.29m x 1.98m) White suite comprising: panelled bath, drench and telephone hand showers over, low flush wc, vanity unit with wash hand basin, mixer tap, recessed lighting, tiled walls and tiled floor, vertical radiator.

**LANDING:** Folding wooden ladder to Roofspace: part floored, light.

## OUTSIDE

**HOME OFFICE OR GYM 15' 6" x 8' 0"** (4.72m x 2.44m) Double glazed 'French' doors, oak flooring, double glazed windows, insulated and heating.

Extensive gravel parking space for several cars

Gardens to front and side in lawns, beds fencing and hedges. Large, sheltered, tiled patio / sun terrace and barbecue area

Timber shed / tool store to rear.



Bedroom (1) with en suite



Bedroom (1) with en suite



Ensuite shower room

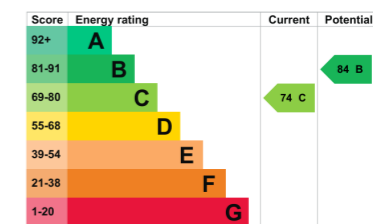
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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: TBC

**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.

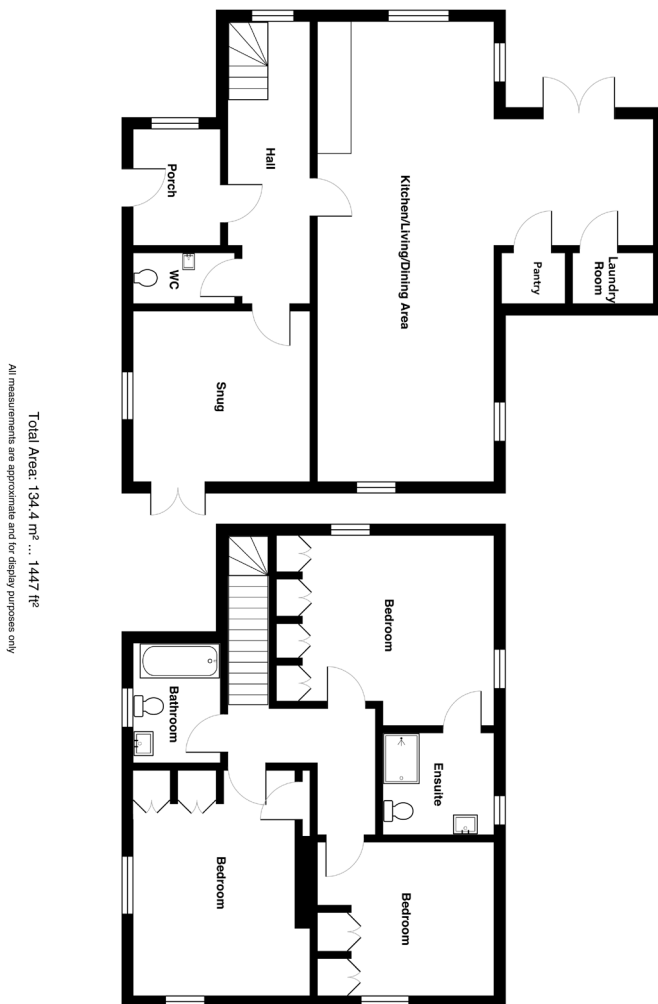
The assessment for the year 2026 /2027 is c. £2,099.00

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

*Location:* Osborne Drive runs between Bryansburn Road and Brunswick Road, Bangor West.



*Floor plan*



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