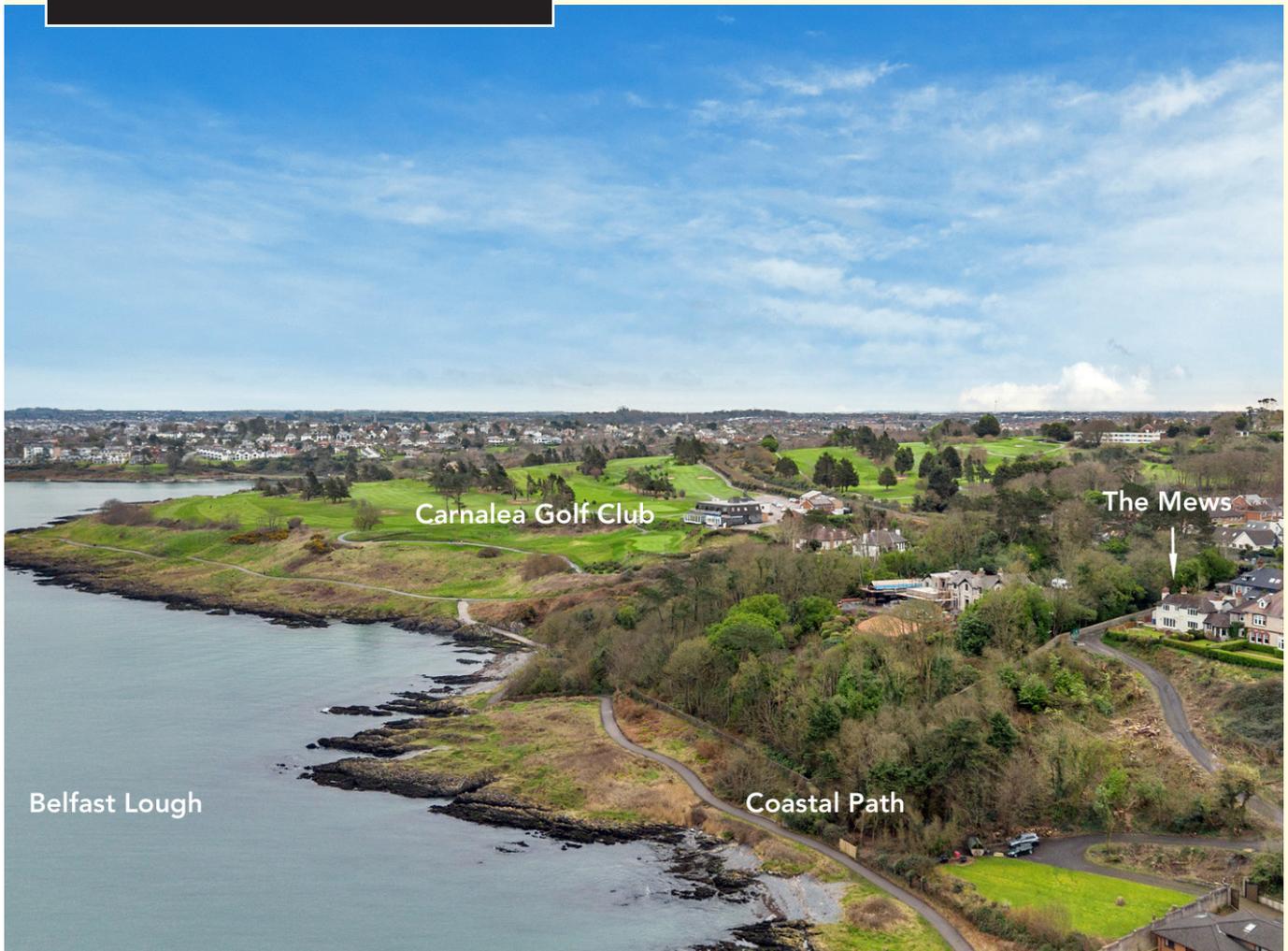


**RODGERS  
&  
BROWNE**

'The Mews' 6 Killaire Road,  
Carnalea, Bangor, Co.Down BT19 1EY

*offers over £795,000*



Belfast Lough

Coastal Path

### *The Agent's Perspective...*

*"The words charming, cosy and atmospheric can sometimes be over used and overstated, but The Mews is all of these and more.*

*Located within a pleasant stroll of Carnalea Golf Club and the sea shore this delightful property has an immediate 'at home feel'. Tastefully and sympathetically restored modern facilities combine to offer comfort, practicality and flexibility enhanced by superb views of Belfast Lough.*

*The interior has accommodation which offers open plan spaces and areas for quiet contemplation. There are three first floor bedrooms, bathroom and en suite with the ground floor offering a potential fourth bedroom (if required) cloakroom, drawing room with the living room, family room and casual dining opening into a beautiful, painted kitchen with polished granite worktops and separate utility room at the heart of the house.*

*Set off by easily managed gardens to front and rear, this is something really special. Make sure you arrange to view today".*



**76 High Street, Holywood, BT18 9AE**

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EXPERIENCE | EXPERTISE | RESULTS



Parking for several cars and sheltered walled courtyard



Drawing room with reclaimed brick fireplace and folding doors out to patio and garden. Lovely Lough views day and night



Five bar gate entrance to walled garden and courtyard

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

Charming mews house c.1903

Private mature setting close to Carnalea Golf Club and seashore

Stunning views of Belfast Lough to Co Antrim coastline from principle rooms and two bedrooms

Flexible interior to suit individual needs c.2,236 sq.ft.

Semi open plan living/dining/kitchen layout

Attractively decorated and presented

Gas fired central heating

Timber double glazing

Currently three bedrooms, three reception room but could be four bedrooms, two reception rooms

Lovely painted, 'in frame' shaker style kitchen with polished granite worktops

Separate utility room and cloakroom, bathroom and ensuite

Enclosed rear garden with superb Lough views

Pebbled parking space for two - three cars

Sandstone patio/courtyard for relaxing and outdoor entertaining

Convenient to Carnalea train station



Beautiful shaker style, painted kitchen with polished granite worktops and appliances



Casual dining and living space



Cosy living space with cast iron log burning stove

## *The property comprises...*

### **GROUND FLOOR**

Walled courtyard with sandstone flags. Oak panelled front door.

### **ENTRANCE HALL**

Oak plank flooring.

### **CLOAKROOM**

White suite comprising low flush wc, vanity wash hand basin, half tiled walls, tiled floor, recessed lighting.

### **DINING OR BEDROOM (4)**

15' 10" x 15' 0" (4.83m x 4.57m)

Extensive range of built-in bookcase, shelving and built-in drawers, fireplace dog basket, granite slate hearth, oak flooring, superb views over Belfast Lough to Co Antrim coastline and Whitehead.

### **DRAWING ROOM**

18' 3" x 15' 9" (5.56m x 4.8m)

Feature brick fireplace, slate tiled hearth, pine mantel, recessed lighting, oak flooring, double, double glazed French doors to rear garden, superb views over Belfast Lough to Co Antrim coastline, double glass pane doors to:

### **LIVING ROOM**

13' 0" x 13' 0" (3.96m x 3.96m)

Oak flooring, double, double glazed French doors to walled courtyard. Open to:

### **CASUAL DINING**

13' 6" x 12' 0" (4.11m x 3.66m)

Recessed lighting, oak flooring. Also open to:

### **PAINTED SHAKER STYLE KITCHEN**

19' 6" x 13' 7" (5.94m x 4.14m)

Extensive range of painted 'in frame' shaker style cupboards, pewter handles, polished granite worktops, centre island, Smeg dishwasher, Range cooker in recess, extractor, ceramic tiled floor, large double door fridge freezer. Vaulted ceiling, recessed lighting, twin double glazed Velux windows, vertical radiators. Glazed door to rear garden.

### **UTILITY ROOM**

13' 0" x 6' 9" (3.96m x 2.06m)

Range of matching high and low level cupboards, laminate worktops, inset single drainer sink unit with mixer tap, plumbed for washing machine, recessed lighting, ceramic tiled floor, Worcester gas fired central heating boiler.

Staircase with painted spindles, hardwood handrails to:



Main bedroom with stunning Lough views, built in wardrobes and ensuite

**FIRST FLOOR**

**BEDROOM (1)**

15' 9" x 15' 0" (4.8m x 4.57m)

Including large built-in sliding mirrored doors, window seat, superb views of Belfast Lough to Co Antrim coastline, vertical radiators.

**ENSUITE SHOWER ROOM**

Low flush wc, pedestal wash hand basin, fully tiled, extractor fan, fully tiled shower cubicle, tiled floor.

**BEDROOM (2)**

15' 9" x 12' 0" (4.8m x 3.66m)

Window seat. Superb views of Belfast Lough to Co Antrim coastline.

**BEDROOM (3)**

15' 9" x 12' 6" (4.8m x 3.81m)

Including built-in wardrobes.

**BATHROOM**

11' 3" x 6' 6" (3.43m x 1.98m)

White suite comprising free standing oval bath, standard mixer telephone hand shower, low flush wc, tiled walls, feature vanity unit, marble worktop with inset wash hand basin, mixer tap, fully tiled shower cubicle, thermostatically controlled shower and drench shower, recessed lighting, extractor fan, chrome heated

towel radiator. Superb views of Belfast Lough to Co Antrim coastline.

**OUTSIDE**

Five bar timber gate to pebbled parking space for two - three cars.

Walled and enclosed courtyard garden in lawns, mature trees, shrubs and raised flowerbeds.

**GARDEN STORE**

Shelved.

Rear garden enclosed with fencing, laid in lawns and has superb Lough views.



En suite shower room



Bedroom 2 with Lough views



Bedroom 3



Lovely traditional style bathroom with free standing bath and shower cubicle

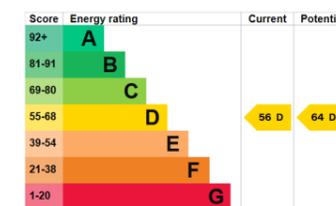
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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	

**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 / freehold / term / ground rent £

**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.£2,861.00

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

**Location:** Turn off Crawfordsburn Road into Station Road, Carnalea, go straight on sign posted Carnalea Golf Club, go through railway bridge and turn left, go 170 yards to grey pillars and turn right, house is 30 yards on left hand side.



*Floor plan*



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