



## 4B THE FORT

Helen's Bay, BT19 1PU

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*Offers around* **£550,000**



SEMI-DETACHED | 4  | 4  | 2 

4B The Fort, Helen's Bay is a stunning semi-detached property, built in 2019, that offers an exceptional standard of living in one of Northern Ireland's most desirable locations.

This beautifully presented home combines modern convenience with timeless style, making it the ideal choice for a range of buyers.

The heart of the home is its spacious open-plan kitchen, living, and dining area, which is flooded with natural light and opens directly onto a private rear garden. This seamless indoor-outdoor flow makes it perfect for both family living and entertaining. The kitchen is fully equipped with high-quality integrated appliances, offering both style and practicality.

Adjacent to the kitchen is family room which could also be used as a spacious home office, lounge with wood burning stove, a separate utility room, while a convenient downstairs WC is also on this level.

Upstairs, the primary bedroom is a luxurious sanctuary, featuring a walk-in dressing room and an en suite shower room that exudes elegance. There are two additional well-sized en suite bedrooms, each offering plenty of space and comfort for family or guests. A fourth spacious bedroom, perfect for use as a guest room or home office, adds flexibility to the accommodation.

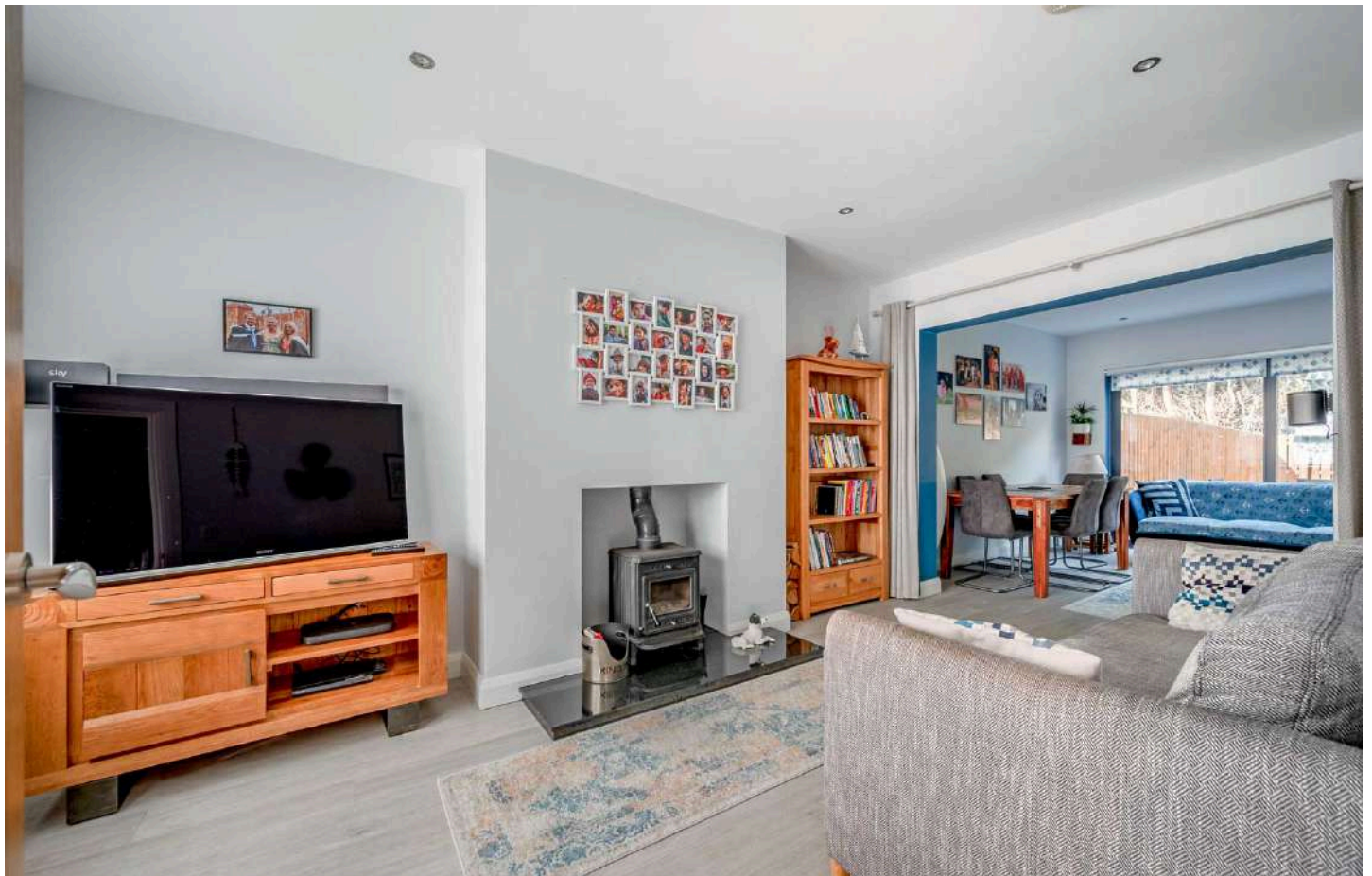
The beautifully enclosed rear garden is laid to lawn and shrubs, providing a tranquil and private outdoor space for both relaxation and play. Ample driveway parking ensures that both residents and guests have room for several vehicles. The attention to detail throughout the home is exceptional, with sliding sash windows that add both character and charm.

Located just a stone's throw from the stunning Helen's Bay Beach, Crawfordsburn Country Park, and the scenic North Down Coastal Path, this home is perfect for those who enjoy nature, walking, and outdoor activities. For golf enthusiasts, Helen's Bay Golf Club and the Royal Belfast Golf Club are both nearby, offering excellent leisure facilities. Additionally, the popular Crawfordsburn Inn Hotel and Spa provides a luxurious place to relax and enjoy fine dining, making it the perfect spot for both socialising and unwinding.

There is also an excellent range of schools in the area, adding to the appeal for families. With its combination of stylish living, fantastic location, and a wealth of nearby amenities, 4B The Fort offers an exceptional opportunity for a variety of buyers.

## KEY FEATURES

- Stunning Semi Detached Property Located in the Heart of Helen's Bay
- Circa 1750 Sq ft & Finished to a High Standard Throughout
- Four Bedrooms, Master with Dressing Room & En Suite and Two Additional En Suite Bedrooms
- Luxury Fitted Kitchen Open Plan to Living Room & Dining Area
- Lounge with wood-burning stove
- Family Room which could also be used as a Playroom or Office
- Ground Floor WC / Utility Room
- Bathroom with Contemporary White Suite
- Front & Rear Landscaped Gardens , Garden Shed & Driveway Parking
- 2 minutes walk to North Down Coastal Path and 5 minutes walk to Helen's Bay Beach
- Excellent Local Amenities with Helen's Bay Train Station, Local Shops & Crawfordsburn Country Park
- Popular Local Primary and Post Primary Schools
- Ideal For those Commuting to Belfast City Centre by Road or Rail
- Ultrafast Broadband Available





ROOM DETAILS

Ground Floor

- Reception Hall
- Family Room  
13'5" x 10'7"
- Lounge  
16'1" x 10'3"
- Open Plan Kitchen/  
Dining/Living  
24'6" x 13'11"
- Utility Room  
7'5" x 6'6"
- Downstairs WC

First Floor

- Bedroom One  
14'3" x 13'11"
- Ensuite Shower Room
- Dressing Room  
10'3" x 6'8"
- Bedroom Two  
12'7" x 10'3"
- Ensuite Shower Room
- Bedroom Three  
10'7" x 10'3"
- Bathroom

Second Floor

- Bedroom Four  
14'9" x 10'3"
- Shower Room

Outside

- Fully enclosed rear and side gardens laid in lawn and shrubs, front garden laid in lawn and shrubs, garden shed and driveway parking.





FLOOR PLANS







## DIRECTIONS

*Travelling from Hollywood in the direction of Bangor, along the main A2 Bangor dual carriageway, turn left at the traffic lights onto Craigdarragh Road (at the sign for Helen's Bay). Turn left into Grey Point, The Fort is the continuation of Grey Point and the property is located at the end on the left hand side.*





## THE LOCAL AREA

*The picturesque village is renowned for its nine-hole golf course and the two lovely beaches flanking Crawfordsburn Country Park, which forms part of the North Down Coastal Path.*

*The sandy beaches are exceptionally popular and well used. They boast spectacular scenery and views across Belfast Lough.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	83	83

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## OUR BRANCHES

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