



## 4B THE FORT

Helen's Bay BT19 1PU

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*Offers Around*  
**£550,000**

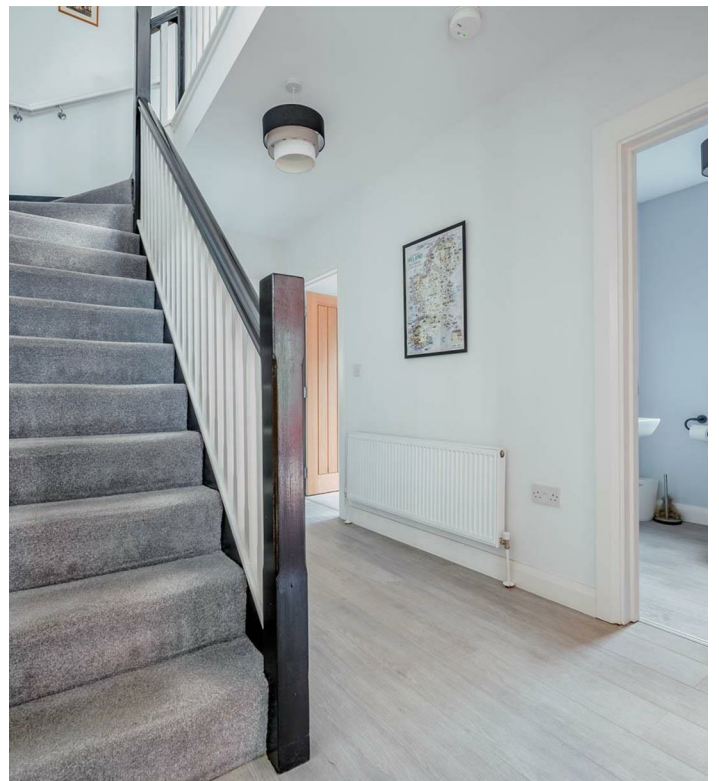


## HOUSE - SEMI-DETACHED

| 4  | NO  | 2 

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- 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



ROOM DETAILS

<i>Entrance</i>	<i>DOWNSTAIRS</i>	<i>BEDROOM (3):</i>
<i>RECEPTION</i>	<i>WC:</i>	(10'7" x 10'3")
<i>HALL:</i>	(6'6" x 5'8")	<i>BATHROOM:</i>
<i>FAMILY ROOM:</i>	<i>BEDROOM (1):</i>	(9'7" x 6'6")
(13'5" x 10'7")	(14'3" x 13'11")	<i>BEDROOM (4):</i>
<i>LOUNGE:</i>	<i>ENSUITE</i>	(14'9" x 10'3")
(16'1" x 10'3")	<i>SHOWER ROOM:</i>	<i>SHOWER ROOM:</i>
<i>OPEN PLAN</i>	(10'3" x 5'3")	(13'1" x 3'9")
<i>KITCHEN /</i>	<i>DRESSING</i>	<i>Outside</i>
<i>LIVING /</i>	<i>ROOM:</i>	
<i>DINING:</i>	(10'3" x 6'8")	
(24'6" x 13'11")	<i>BEDROOM (2):</i>	
<i>UTILITY ROOM:</i>	(12'7" x 10'3")	
(7'5" x 6'6")	<i>ENSUITE</i>	
	<i>SHOWER ROOM:</i>	





## DIRECTIONS

Travelling from Holywood 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Scan QR code for more details and to arrange a viewing.

## OUR BRANCHES

B' FAST (028) 9065 3333   H'WOOD (028) 9042 8888   BANGOR (028) 9131 3833   D'DEE (028) 9188 8881   COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK



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