

simon**BRIEN**
RESIDENTIAL

8 Bridge Road South,
Helens Bay, BT19 1JT



Asking Price £595,000

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KEY FEATURES

- Detached family home set in private and mature site in Helen's Bay
- Close to the train halt and square, country park and beach
- Exceptionally well finished inside and out
- Spacious accommodation set over 2 floors
- Entrance hallway with walk in cloakroom and WC
- Large drawing room with hole in wall fireplace
- Steps down to living room overlooking the front of the property
- Snug/playroom/study/bedroom 5
- Kitchen with built in appliances and island unit open to dining area and family room
- Utility room off kitchen with door to rear patios
- First floor comprising of: Master bedroom, ensuite shower room and dressing area
- 3 further bedrooms
- Family bathroom with bath and shower
- Oil fired central heating
- Double glazed windows
- Extensive parking to front and side and patios to the rear
- Access via private entrance pillars and long driveway
- Property boundary surrounded by mature trees and shrubs
- Private patios and garden with outside lighting and power supply
- Highly convenient location within minutes walk of Helens Bay square and beach
- Close to Bangor, Holywood and Belfast by road or rail



SUMMARY

This detached family home has been finished to an exceptional specification, and is ready to move in to straight away..

Set within a couple of minutes' walk from the shores and beaches of North Down, and the shops and train station at the square, this property is in a fantastic location.

The accommodation is spacious and set out over two floors. There are exceptional living areas with a high quality finish, designer appliances, sanitary ware and materials.

The property is approached by entrance pillars leading to ample parking and turning space to the front. There are private gardens to the side and extensive patios to the rear leaving a low maintenance attractive space for entertaining and for kids to play.

With access to Belfast, Bangor and North Down, Helen's Bay offers a very convenient location with attractive leafy roads which all lead down towards the beaches and shores of Belfast Lough.





THE PROPERTY COMPRISES:

GROUND FLOOR

Step up to:

COVERED ENTRANCE PORCH:

Recessed lighting. Hardwood panelled entrance door with glazed side panels.

**SPACIOUS RECEPTION HALL:
15' 7" x 7' 3" (4.75m x 2.21m)**

Open staircase to First Floor.



CLOAKROOM:

Low flush WC, wash hand basin, tiled floor, partly tiled walls, recessed lighting.



OFFICE:

11' 5" x 7' 11" (3.48m x 2.41m)

Fitted bookshelves, recessed lighting.

LIVING ROOM:

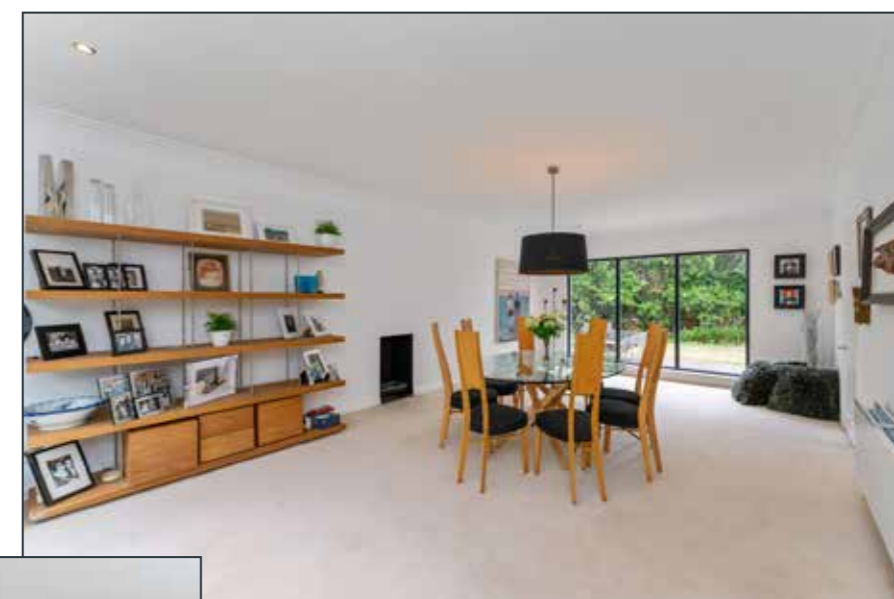
17' 8" x 17' 0" (5.38m x 5.18m)



**DINING ROOM/DRAWING ROOM:
ROOM:**

23' 6" x 14' 0" (7.16m x 4.27m)

Recessed lighting, open fire.



OPEN PLAN KITCHEN/LIVING/DINING:

23' 10" x 16' 4" (7.26m x 4.98m)

Double opening doors from Entrance Hall. Kitchen fitted with an excellent range of high and low level units, 1.5 bowl stainless steel sink unit with mixer taps, integrated dishwasher, integrated double oven, island with 4 ring gas hob and stainless steel extractor hood. Dining space for 8. Living space with sliding doors to rear patio and gardens, tiled floor, recessed lighting.



UTILITY ROOM:

14' 8" x 6' 0" (4.47m x 1.83m)

Fitted units with stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, cloaks space, hardwood glazed door to rear. Storage cupboard with oil fired boiler and hot water tank, recessed lighting.

FIRST FLOOR

LANDING



BEDROOM (1):
13' 6" x 11' 8" (4.11m x 3.56m)

Fitted with mirrored sliding wardrobes, recessed lighting.



ENSUITE SHOWER ROOM:

Contemporary white suite comprising of WC, wash hand basin, walk in shower with Chrome thermostatic fittings, chrome heated towel radiator, tiled floor, fully tiled walls, recessed lighting.



BEDROOM (2):
11' 11" x 9' 3" (3.63m x 2.82m)





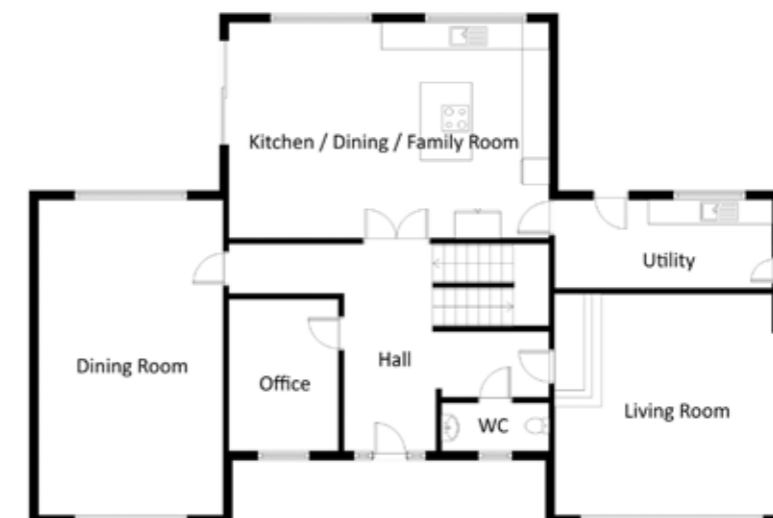
BEDROOM (3):
11' 5" x 9' 8" (3.48m x 2.95m)
 Fitted with mirrored Sliding wardrobes.



OUTSIDE
 Double entrance pillars to long gravelled driveway leading to front brick pavior parking and turning space. Private gardens enclosed by mature trees and shrubs, extensive lawns to the side and rear with large entertaining patio area accessed via the kitchen/living/dining area.
 Outside taps, outside water supply. Gardens to rear in flowerbeds, patios, access via laundry room. Parking to side.



BEDROOM (4):
12' 0" x 7' 8" (3.66m x 2.34m)



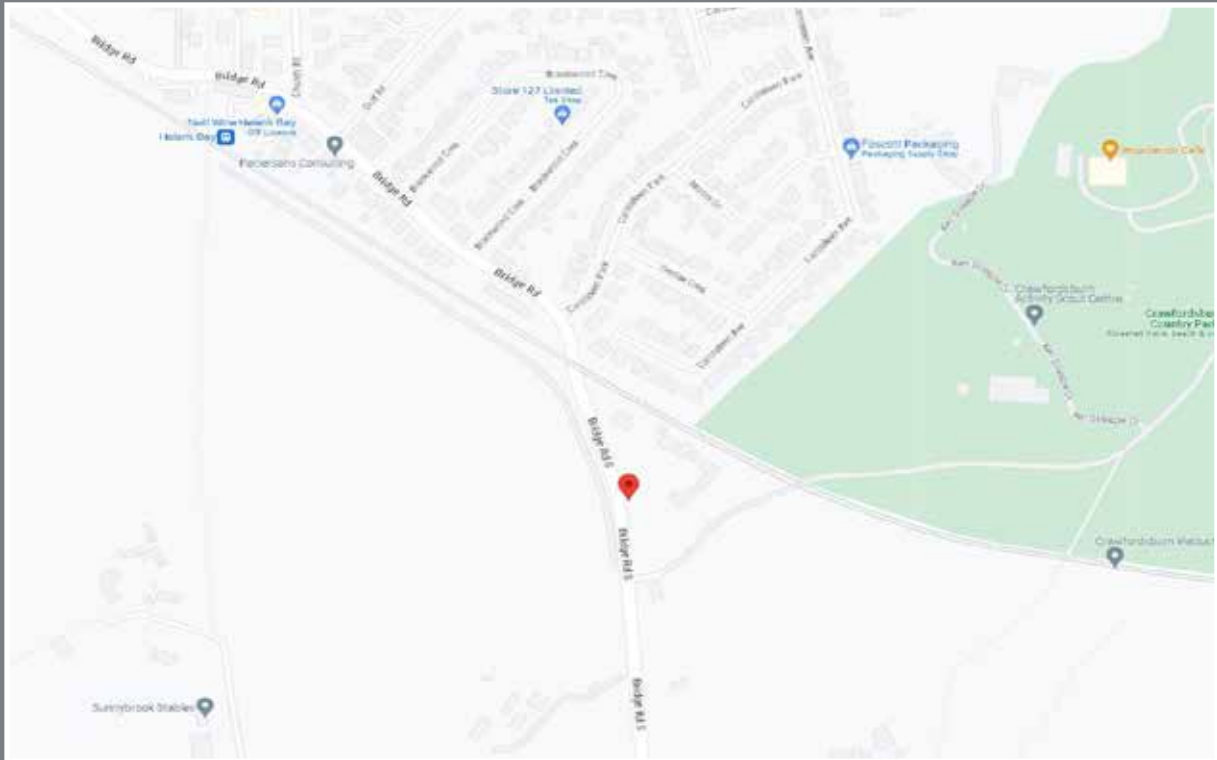
8 Bridge Road South, Helens Bay (Ground Floor)
 Plans for illustrative Purposes Only



BATHROOM:
8' 4" x 7' 10" (2.54m x 2.39m)
 Contemporary suite comprising of WC, bidet, wash hand basin, panelled bath with mixer taps and shower fitment, tiled floor, fully tiled walls, chrome heated towel rail, recessed lighting.



Location



Travel from Crawfordsburn to Helens bay down Bridge Road South - the entrance for number 8 is on the right hand side just before the bridge.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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REF: RM/E/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	45 E	
21-38	F		
1-20	G		

EPC REF: 9875-0620-6189-0938-7906

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