



10 Grays Park, Craigdarragh Road,  
Helens Bay, Bangor, BT19 1TZ

**Asking Price: £275,000**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)



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EPC Rating: TBC

### Description

We are delighted to offer to the market this detached Bungalow, located just off Craigdarragh Road in Helens Bay. This unique home has been substantially extended to suit the previous owners' needs and offers the opportunity for a new buyer with a new vision to adapt the layout to their own requirements. Priced to allow for modernisation and sold chain free, we have no hesitation in recommending immediate viewing.

### Entrance Porch

Hardwood front door,

### Through Lounge / Dining

23'4" x 14'8" (7.1m x 4.47m)

Decorative fireplace with electric stove.

### Inner Hall

Hot press with storage above.

### Bedroom 3

9'2" x 7'11" (2.8m x 2.41m)

uPVC double glazed door to rear garden.

### Bedroom 4

8'10" x 7'11" (2.7m x 2.41m)

Built in robe and additional storage.

### Bathroom

White suite comprising: Cast iron bath, wash hand basin, low flush WC, part tiled walls.

### Kitchen 1

12'9" x 10'6" (3.89m x 3.2m)

Single drainer stainless steel sink unit, range of high and low level units with laminated work surfaces, stainless steel chimney extractor fan, part wood panelled walls. Stable door leading to

### Kitchen 2

11'11" x 11'11" (max) (3.63m x 3.63m (max))

Single drainer stainless steel sink unit, range of units with laminated work surfaces, stainless steel chimney extractor fan, wood panelled walls, uPVC double glazed door leading to front of property.

### Breakfast Room

Laminate wooden floor, part wood panelled walls, breakfast bar.

### Lounge

17'11" x 16'2" (5.46m x 4.93m)

Multi fuel stove on a tiled hearth, uPVC double glazed sliding patio door to garden.

### Bedroom 1

14'1" x 12'10" (4.3m x 3.9m)

Range of built in furniture including robes and storage. Part wood panelled walls.

### Bedroom 2

10'4" x 7'4" (3.15m x 2.24m)

Cornice ceiling.

### Bathroom

White suite comprising: Panelled bath, low flush WC, pedestal wash hand basin, part tiled walls.

### Outside

Tarmac driveway to car parking space and access to garage.

### Attached Garage

17'3" x 10' (5.26m x 3.05m)

Up and over door, power and light.

### Gardens

Front garden in lawns and boundary hedging, loose pebbled area with feature Pergola.

Enclosed rear garden in paved patio, lawns, flowerbeds and shrubs. Steps leading to additional lawn area with a rural aspect.

Boiler house with oil fired boiler, PVC oil tank.

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 156.5 m<sup>2</sup> (1,685 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)