



# 14 GREY POINT

Helen's Bay, BT19 1LE

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*Offers around* **£675,000**



DETACHED BUNGALOW | 3  | 2  | 3 

Tucked away in one of Northern Ireland's most prestigious and sought-after locations, 14 Grey Point, Helens Bay, is a remarkable detached bungalow that has been a loved and cherished home for many years. This exceptional property is set on a generous and private site, offering the perfect balance of peaceful seclusion and stunning natural beauty. .

With its impressive grounds, it provides an unparalleled opportunity for those seeking a home with breathtaking views, ample space, and the potential for future expansion (subject to necessary consents).

The bungalow itself is both charming and well-maintained, providing a perfect canvas for modern living while retaining the warmth and character of a home that has been lovingly cared for. Offering three spacious bedrooms and three reception rooms, the property is well-suited for families, those who enjoy entertaining, or individuals simply looking for a tranquil retreat. The light-filled interiors are complemented by large windows that allow the incredible views of Helens Bay Beach, the Irish Sea, and the distant Scottish coastline to take centre stage.

The layout of the home is thoughtfully designed, with a flowing arrangement of rooms that maximizes both comfort and functionality. The property benefits from a large integrated garage and a private driveway, offering ample off-road parking. The tranquil surroundings and seclusion of the site ensure that residents can enjoy the privacy and peace of their own space, while still being close to the amenities and conveniences of the local area.

Helens Bay is renowned for its exclusive character and tranquil atmosphere, making it one of the most desirable places to live in Northern Ireland. This property offers a rare opportunity to join a tight-knit community in a setting that offers both natural beauty and convenience. With the potential to extend the property, subject to necessary consents, 14 Grey Point provides an exciting opportunity to shape your future home to suit your personal needs.

This property lies within the catchment area to a range of local primary and grammar schools.

## KEY FEATURES

- Detached bungalow in the exclusive and affluent area of Helens Bay
- Stunning panoramic views across Helens Bay Beach to the Irish Sea and Scotland
- A cherished and well-maintained family home for many years
- Three Spacious Bedrooms, Principal with En Suite Shower Room
- Lounge opening to Dining Room
- Sanderson Shutters Fitted Throughout
- Dining Hall with Breathtaking Views over Helens Bay Beach
- Roofspace Storage Rooms Suitable for Conversion Subject to Necessary Consents
- Sun Room with Sanderson Blinds and Access to Garage
- Beam Vacuum System
- Gas Central Heating with Boiler Installed in 2021
- Set on a generous and private site, providing peace, privacy, and seclusion
- Integrated garage and private driveway for ample off-road parking
- Excellent potential for extension, subject to the necessary consents
- Close to local amenities, transport links, and schools, with easy access to the vibrant town of Bangor
- A rare and unique opportunity to own a home in one of Northern Ireland's most desirable locations
- Ultrafast Broadband Available





## ROOM DETAILS

### *Ground Floor*

- uPVC and double glazed cottage style front door with double glazed side light through to reception hall/dining hall.
- Reception Hall/ Dining Hall
- Lounge  
17'0" x 14'3"
- Dining Room  
17'5" x 9'11"
- Sun Room  
12'8" x 11'1"
- Rear Hallway
- Kitchen/ Dining  
24'1" x 11'00"

### *Ground Floor*

- Bedroom One  
18'6" x 11'5"
- Ensuite Shower Room
- Bedroom Two  
13'11" x 11'10"
- Bedroom Three  
12'5" x 11'5"
- Bathroom
- Hallway

### *First Floor*

- Stairs leading up to first floor landing
- Room One  
14'8" x 10'2"
- Room Two  
10'2" x 10'2"

### *Outside*

- Integral Garage  
17'11" x 14'9"
- Ample driveway parking
- Surrounding gardens laid in lawns
- Two garden sheds
- Wood store
- Several patios ideal for enjoying evening sun
- uPVC soffits and fascias, outside tap,
- Front gardens with stunning views across Belfast Lough, Helen's Bay beach, Crawfordsburn Bay, Ballyholme and Scotland beyond







# FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## DIRECTIONS

*Travelling down Craigdarragh Road into Helen's Bay continue on to Fort Road past the entrances to Sheridan Drive. Grey Point is on the left hand side and Number 14 is on the left.*

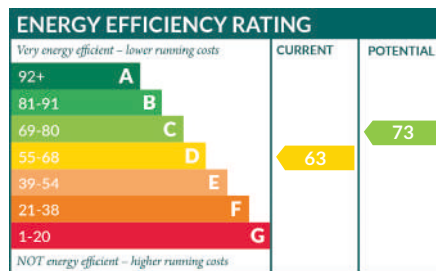




## THE LOCAL AREA

*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.*



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



## OUR BRANCHES

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