



This attractive detached family home occupies a generous site within a sought-after development in the heart of Helen's Bay. Renowned for its high-quality housing, scenic coastal walks, golf and tennis clubs, and excellent transport links to Belfast and Bangor, the location offers both convenience and a wonderful lifestyle.

Designed with space and comfort in mind, the home features bright and well-proportioned reception areas, four double bedrooms, and a luxury shower room off the principal bedroom. The property is further enhanced by its mature gardens, which provide excellent privacy and outdoor space, as well as ample parking and direct access from the house to the garage. A fantastic opportunity to secure an excellent family home in one of North Down's most desirable areas.

Offers Around  
£550,000

4 Chimera Wood,  
Helens Bay,  
BT19 1XX

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Viewing by  
appointment with  
& through agent  
028 9042 4747



- Spacious and Very Well Maintained Detached Family Home
- 3 Bright Reception Rooms
- 4 Double Bedrooms to Include Principal with En Suite Shower Room
- Downstairs Cloakroom with WC
- Modern White Bathroom Suite
- Light Oak Fitted Kitchen with Separate Utility Room
- Hardwood Double Glazed Windows
- Beam Central Vacuum System
- Oil Fired Central Heating
- Attached Double Garage
- Generous Front, Side and Rear Gardens



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH:

RECEPTION HALL:



CLOAKROOM: Low flush WC, wash hand basin, part tiled walls, under stairs storage



LOUNGE: 16' 9" x 13' 9" (5.1m x 4.2m) Attractive fireplace with carved wooden surround, marble tile inset and matching hearth, corniced ceiling.



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DINING ROOM: 13' 9" x 12' 6" (4.2m x 3.8m) Corniced ceiling. Double glazed oak double patio doors to gardens



LIVING ROOM: 11' 6" x 10' 6" (3.5m x 3.2m) Double glazed oak double patio doors to gardens.





MODERN LIGHT OAK FITTED KITCHEN WITH BREAKFAST BAR: 12' 6" x 11' 6" (3.8m x 3.5m)

Range of high and low level units, single drainer 1.5 bowl ceramic sink unit with mixer taps, worktops, built in oven and microwave, 4 ring ceramic hob, extractor fan with fixed canopy, concealed lighting, part tiled walls, integrated fridge.



UTILITY ROOM: 8' 10" x 5' 11" (2.7m x 1.8m) Single drainer stainless steel sink unit with mixer taps, range of cabinets, plumbed for washing machine.

Service door to garage

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## First Floor



PRINCIPLE BEDROOM: Range of builtin robes with overhead cupboards, drawers and units. French door with Juliet balcony.



LUXURY EN SUITE SHOWER ROOM: Fully tiled built in shower cubicle, low flush WC, vanity unit, fully tiled walls.



BEDROOM (2): 11' 6" x 11' 2" (3.5m x 3.4m)

BEDROOM (3): 12' 6" x 8' 6" (3.8m x 2.6m)

BEDROOM (4): 13' 9" x 7' 7" (4.2m x 2.3m)



BATHROOM: White bathroom suite comprising corner panelled bath, low flush WC, part tiled walls, shower cubicle with Aqualisa built in shower.



Outside

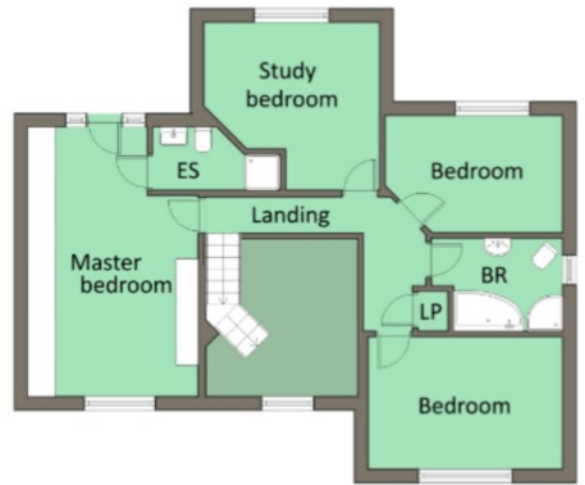
Brick paviour driveway to . .

ATTACHED DOUBLE GARAGE: 18' 4" x 18' 1" (5.6m x 5.5m) Up and over doors, light and power, beam vacuum system, oil fired boiler.

Spacious well maintained front, side, and rear gardens with lawns, colourful flowerbeds with mature flowers and shrubbery, and a private, secluded side patio.



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