

simonBRIEN
RESIDENTIAL

14 Craigdarragh Road,
Helens Bay, BT19 1UA



Asking Price £875,000

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www.simonbrien.com



KEY FEATURES

- Family residence on an elevated plot
- Uninterrupted views across Belfast Lough
- Set in gardens extending to 0.5 acres
- Spacious entrance hall
- Dining room with double doors to the drawing room
- Drawing room with genuine 18th Century Adam marble fireplace carved with 'hound and goddess' and open fire
- Living room with open fire (plumbed for gas)
- Kitchen with casual dining space
- Home office / playroom
- Four large bedrooms
- Principal bedroom with dressing room and ensuite bathroom with original Victorian roll top and claw ball foot bath
- Family bathroom and separate WC
- Downstairs WC
- Utility room
- Gas fired central heating (recently installed)
- Mature gardens laid in lawns and shrub beds surrounding the property
- Orchard with apple trees at the top of the garden
- Integral garage with electric door
- Driveway parking with electric gate access
- Within easy commuting distance to Belfast city centre, Belfast City Airport, many schools, shops and restaurants
- Walking distance to Helen's Bay beach and the popular North Down coastal path



SUMMARY

Craigdarragh Road is one of the most sought after addresses in North Down renowned for unique and high quality properties set within generous gardens which command views to Belfast Lough. The area in which the property is located is also conveniently situated within 3 minutes of Helen's Bay beach and village, less than 10 minutes from both Bangor and Holywood and 20 minutes from Belfast.

This substantial family home offers spacious accommodation measuring c. 3358 sq ft over two levels and is set on a generous elevated site extending to 0.5 acres with uninterrupted views across Belfast Lough from the main reception rooms.

The ground floor accommodation comprises of a large entrance hall, dining room which opens into the drawing room, living room, home office/playroom, fully fitted kitchen with casual dining space. In addition on this floor there is a WC, utility room and an integral garage. On the first floor there are four bedrooms, the principal suite has a large dressing room and an ensuite bathroom, a family bathroom and separate WC which services the other bedrooms and a walk-in linen cupboard. Three of the four bedrooms enjoy views across Belfast Lough.

A real feature of the property is the gardens which wrap around the house with many specimen trees, mature shrub beds and hedging. There is a driveway to the front with parking and turning space.

All in all one of North Down's finest residences in a highly regarded residential location.



THE PROPERTY COMPRISES:

GROUND FLOOR

Solid hardwood entrance door with glazed panels to Entrance Porch.

ENTRANCE PORCH:
8' 8" x 4' 0" (2.64m x 1.22m)

Tiled floor, glazed PVC door to Entrance Hall.



ENTRANCE HALL:
24' 0" x 8' 9" (7.32m x 2.67m)

Solid oak herringbone floor.



DINING ROOM:
19' 3" x 13' 2" (5.87m x 4.01m)

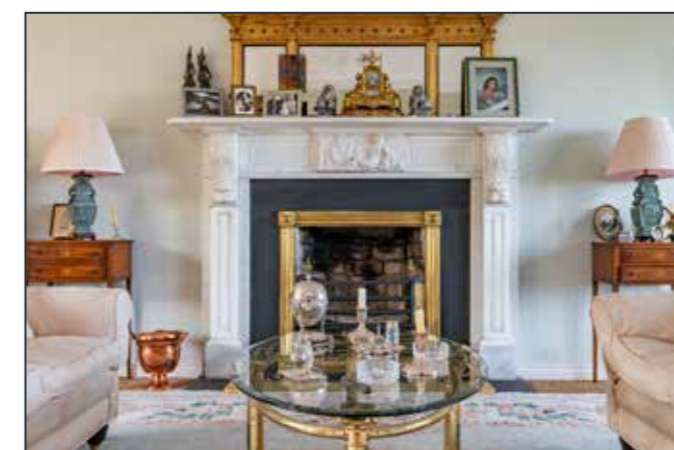
Large picture window with views to Belfast Lough. Double opening doors to Drawing Room.

DRAWING ROOM:
31' 10" x 13' 8" (9.7m x 4.17m) Into bay.

Impressive marble fireplace surround with open fire and slate hearth, double opening glazed doors to rear patio.

HOME OFFICE:
13' 0" x 9' 10" (3.96m x 3m)

Storage cupboard under stairs.





LIVING ROOM:
15' 4" x 12' 11" (4.67m x 3.94m)

Large picture window with views across Belfast Lough, cast iron fire surround.

KITCHEN WITH CASUAL DINING:
18' 7" x 13' 5" (5.66m x 4.09m)

Fitted kitchen with an excellent range of high and low level solid cherrywood units, island with black granite top, 1.5 tub sink unit with mixer taps, 5 ring gas hob with concealed extractor hood, integrated oven, plumbed for dishwasher, recess for fridge freezer, tiled floor, recessed lighting, partly tiled walls, dining space for 4.



REAR HALLWAY:

Glazed door to rear patio. Cloaks space. Storage cupboard with gas boiler. Access to integral garage.

WC:

Low flush WC, wash hand basin, tiled floor.

UTILITY ROOM:

8' 4" x 6' 9" (2.54m x 2.06m)

Fitted units with stainless steel sink unit with mixer taps, plumbed for washing machine, recess for tumble dryer, tiled floor.

INTEGRAL GARAGE:

26' 4" x 10' 3" (8.03m x 3.12m)

Remote up and over shutter door, light and power.



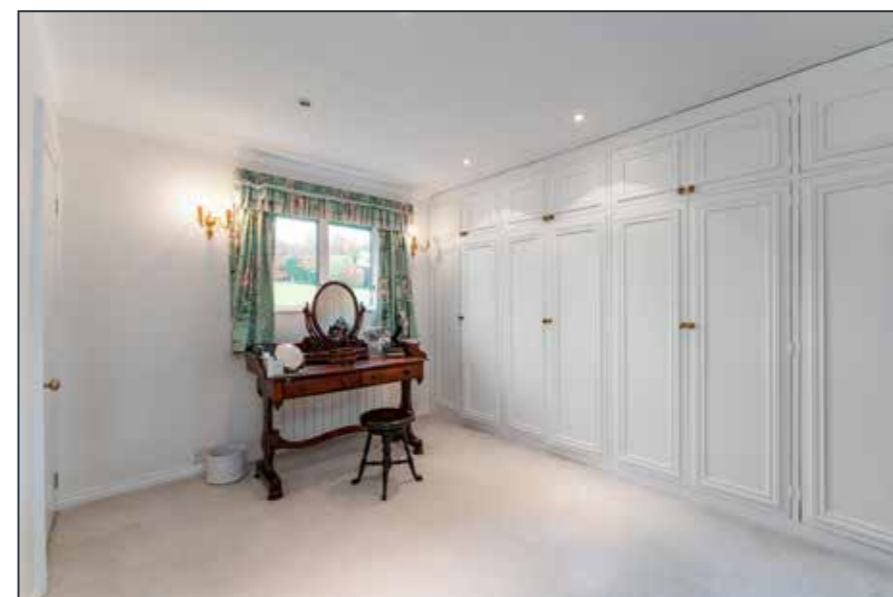
FIRST FLOOR

LANDING:

Access to roofspace, walk in shelved linen cupboard.

BEDROOM (1): 22' 9" x 16' 7" (6.93m x 5.05m)

Views across Belfast Lough.



DRESSING ROOM:

13' 5" x 9' 1" (4.09m x 2.77m)

Fitted with built in wardrobes, storage cupboard with hot water tank.

ENSUITE BATHROOM: 13' 8" x 13' 5" (4.17m x 4.09m)

Traditional suite comprising of low flush WC, pedestal wash hand basin, bidet, shower cubicle, free standing cast iron claw ball foot bath, hardwood strip floor, recessed lighting, built in storage cupboards.





BEDROOM (2):
17' 1" x 13' 6" (5.21m x 4.11m) At
widest points.

Built in wardrobe, lough views.



BEDROOM (4):
13' 6" x 8' 3" (4.11m x 2.51m)

Built in wardrobe.



BATHROOM:

White suite comprising of low flush WC,
pedestal wash hand basin, panelled
bath, partly tiled walls.

SEPARATE WC:

Low flush WC, wash hand basin.



OUTSIDE

Gardens with many specimen trees, mature shrub beds and hedging. There is a driveway to the front with parking and turning space.



BEDROOM (3):
18' 9" x 11' 1" (5.72m x 3.38m)

Built in wardrobe. Lough views.



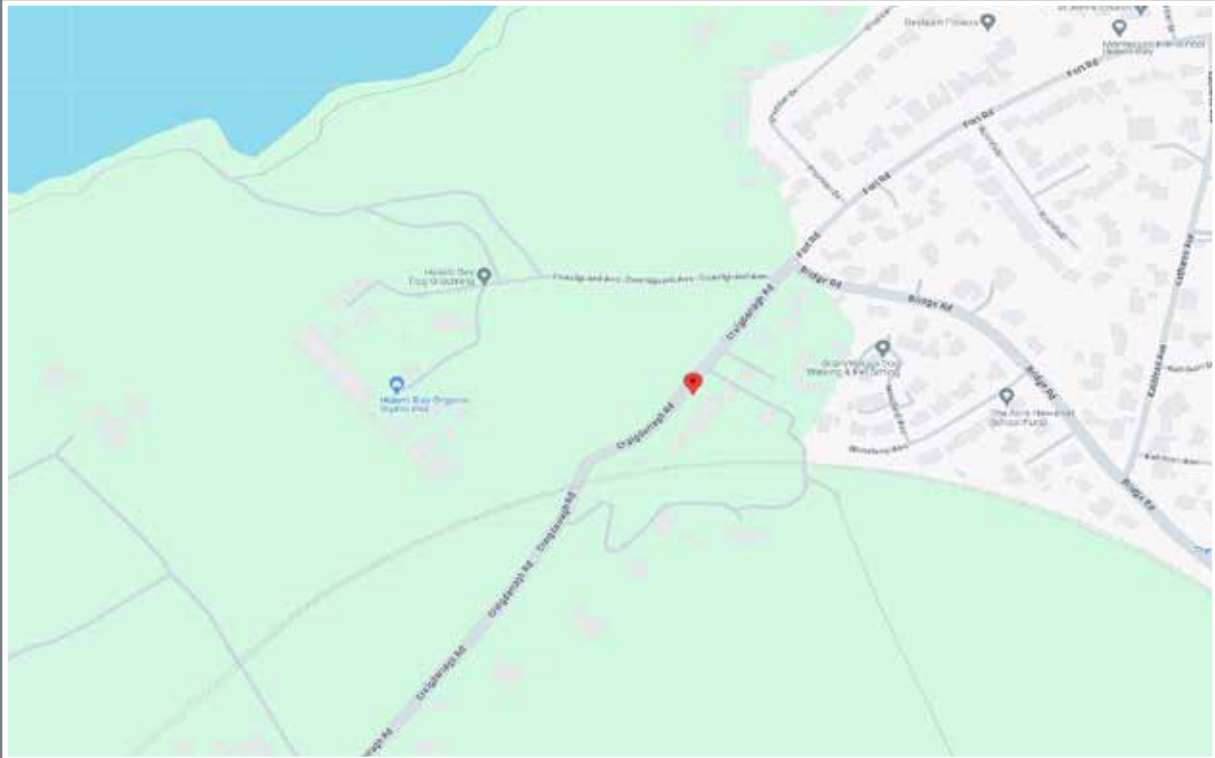




FLOOR PLANS



Location



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.



Website

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REF: TB/K/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 - C
55-68	D	56 - D	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 7901-4587-8102-0129-8796

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