

simon**BRIEN**
RESIDENTIAL

'St Helens'
43 Clifton Road,
Bangor, BT20 5HY



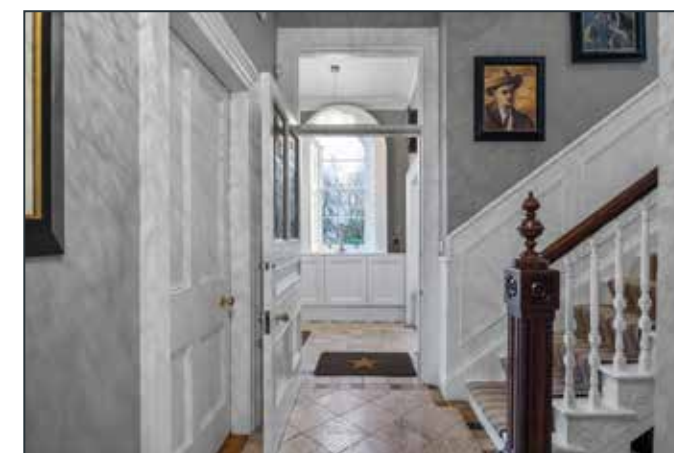
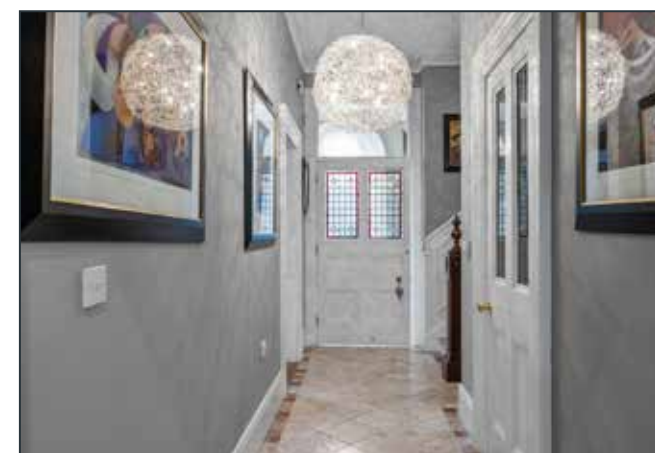
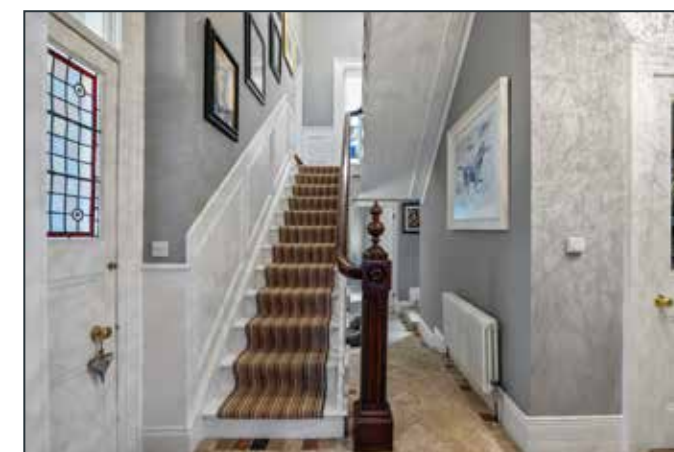
Asking Price £650,000

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KEY FEATURES

- Immaculately refurbished period home dating back to 1858
- Prime location a short walk into Bangor and Ballyholme beach
- Stunning features throughout with a mixture of period and sympathetic contemporary styles
- Sea views from the upper floors
- Drawing room with bay window and double-sided wood burning stove to living room
- Open plan kitchen, dining and living space with double-sided woodburning stove
- WC/utility room
- Gym with double opening doors to side decking with cast iron stove and decking area
- Four large bedrooms, two of which have ensembles and dressing areas
- Snug/bedroom five on first floor
- Home office on first floor
- Family bathroom
- Gas central heating
- Updated Wi-Fi cabling in recent years
- Alarm system fitted
- Driveway parking for 3 cars
- Mature and private gardens to front and side
- Outdoor entertaining areas – decking with cast iron stove to side, and an enclosed paved patio area with electric awning and power for hot tub
- Full planning approval for side extension to include dining space, boot room and storage, also allows for a larger courtyard area to the rear of the dwelling
- Convenient location close to a host of local amenities, transport networks and schools



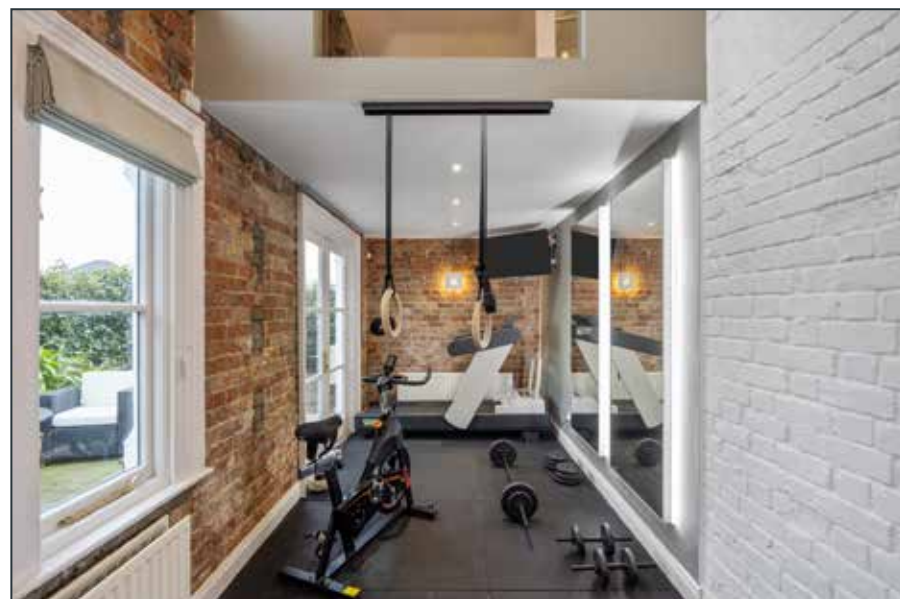
SUMMARY

We are delighted to present this stunning period detached property in Bangor - 'St Helens'. Dating back to 1858 all the beautiful period features have been retained throughout such as corniced ceilings and sash windows but has a sympathetic contemporary edge.

The accommodation comprises of a welcoming entrance porch and hallway, a drawing room with bay window, window seating and double opening pocket doors to the main open plan kitchen, living and dining space, with a contemporary double-sided woodburning stove between these areas. A clever gym has been designed (which could also have other usages such as playroom) with feature glazed mezzanine floor above and double opening doors to the side decking area which benefits from an outdoor cast iron stove, perfect for summer evenings. There is an enclosed private patio area from the rear hallway which has wiring for a hot tub and an electric awning, perfect for BBQ's and entertaining! On the first floor are three double bedrooms, one of which has fantastic sea views, an ensuite and dressing room, a family bathroom, a snug (which could be used as bedroom five if required) and home office. The top floor has been converted to provide another generous bedroom with open dressing area and ensuite shower room with impressive sea views! To the front and side of the property there are mature gardens with shrub beds and hedging, there is driveway parking for three cars with access to the garage.

Note, there is full planning approval for side extension to include dining space, boot room and storage, also allows for a larger courtyard area to the rear of the dwelling.

All in all this fine period home offers comfortable living in a home which has all the classic features intact yet benefits from the modern style of living.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:

7' 6" x 6' 0" (2.29m x 1.83m)

Tiled floor, corniced ceiling, working shutters, double doors to Gym.

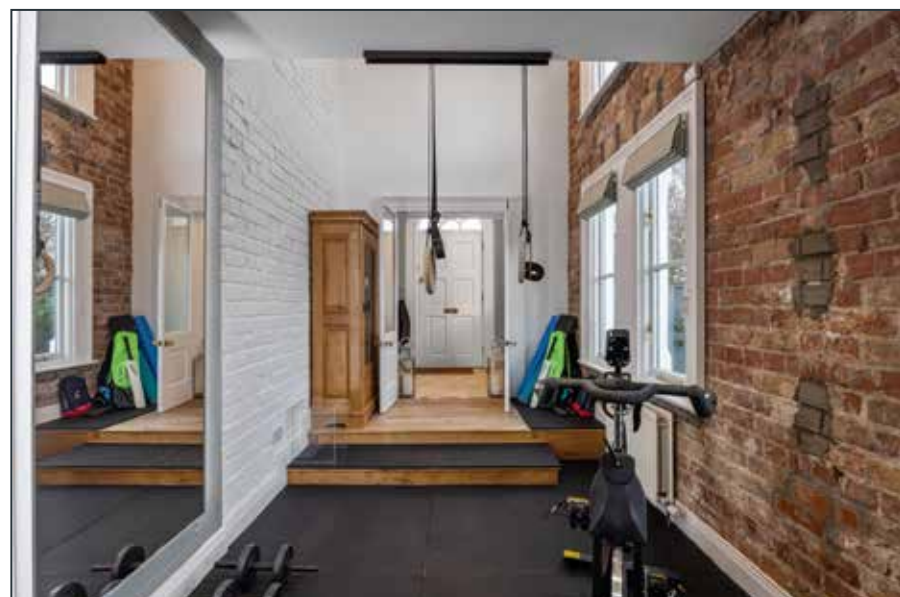
ENTRANCE HALL:

Tiled floor, corniced ceiling, half panelled walls on staircase, large storage cupboard with shelving and pressurised hot water tank.

GYM:

20' 0" x 7' 11" (6.1m x 2.41m)

Double height with glazed mezzanine, period tiled floor (under gym flooring), exposed brick walls with wall light wiring, double opening doors to decking at side, recessed lighting.



DRAWING ROOM:

18' 2" x 13' 0" (5.54m x 3.96m)

(Into bay)

Feature bay window with working shutters and window seat, hardwood strip floor, corniced ceiling, double sided wood burning stove with slate hearth, alcove shelving, double opening pocket doors to Living Room.



LIVING/DINING ROOM:
18' 9" x 13' 2" (5.72m x 4.01m)

Double sided wood burning stove with slate hearth, alcove shelving, hardwood strip floor, working shutters in dining area, double opening pocket doors to Drawing Room, open to Kitchen.



KITCHEN:
13' 8" x 12' 5" (4.17m x 3.78m)

Excellent range of low level units with island and open shelving, 1.5 bowl stainless steel sink unit with mixer taps, integrated dishwasher, recess for fridge freezer, recess for gas range with tiled splashback, corniced ceiling, recessed lighting, hardwood strip floor, glazed hardwood door to rear enclosed patio, working shutters, door to rear porch.





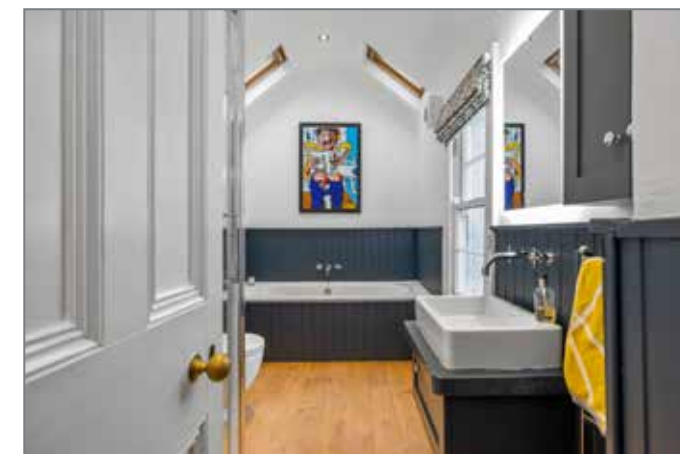
REAR PORCH:

Hanging space and shoe storage, open shelving, hardwood glazed door to rear patio, tiled floor.

MAIN BATHROOM:

12' 2" x 6' 5" (3.71m x 1.96m)

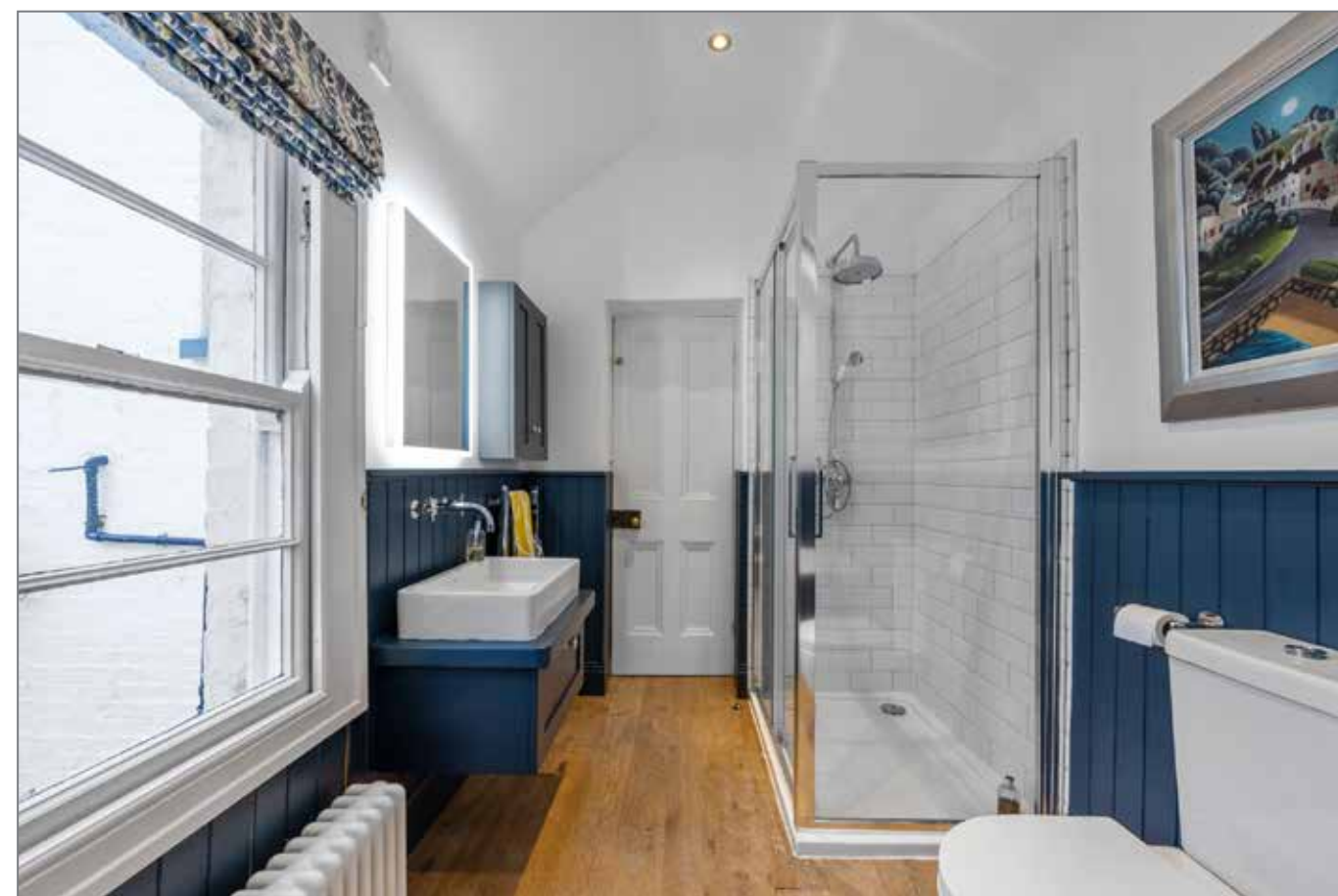
Suite comprising of wash hand basin with vanity drawer below and illuminated mirror above, low flush WC, panelled bath, shower with chrome thermostatic fittings, half panelled walls, vaulted ceiling with Velux windows and recessed lighting, hardwood strip floor.



WC/UTILITY:

12' 1" x 6' 5" (3.68m x 1.96m) (At widest points)

Belfast sink with mixer taps and open shelving, plumbed for washing machine, recess for tumble dryer, WC, storage cupboard with gas boiler, partly tiled walls, tiled floor, recessed lighting.



FIRST FLOOR RETURN

SNUG:

11' 9" x 8' 0" (3.58m x 2.44m)

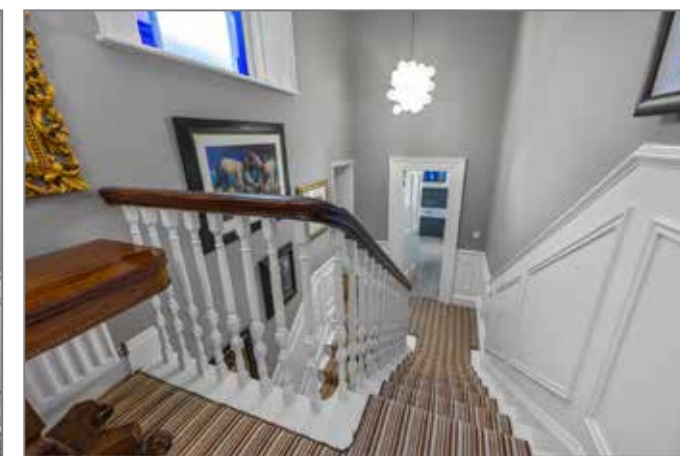
Glazed internal window overlooking gym, exposed brick walls, hardwood strip floor, sea views.

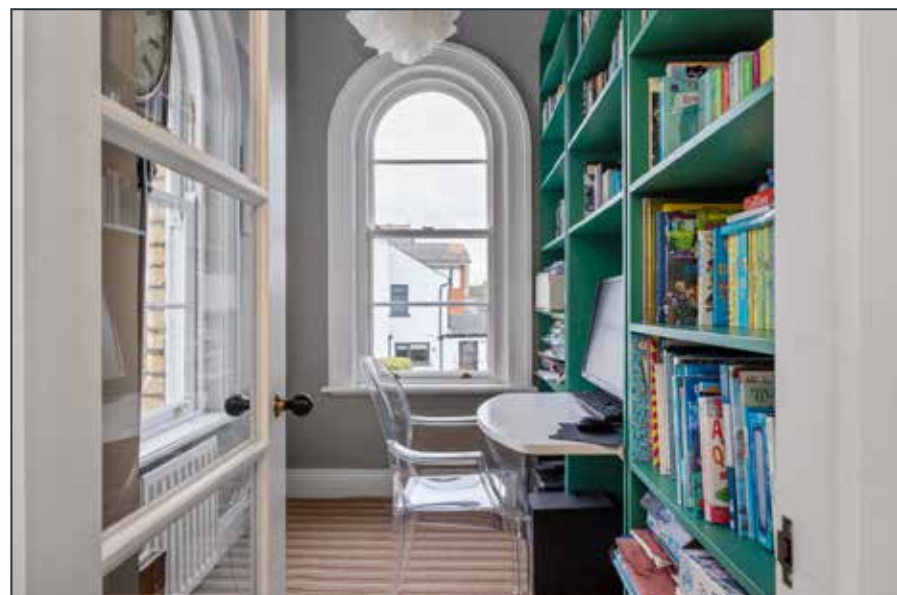


FIRST FLOOR

LANDING:

Half panelled walls, corniced ceiling.





HOME OFFICE:
8' 6" x 5' 11" (2.59m x 1.8m)
 Built in shelving and desk, corniced ceiling.

BEDROOM (1):
13' 1" x 12' 3" (3.99m x 3.73m)
 Sea views, period fire surround.



ENSUITE AND DRESSING AREA:
 Twin wash hand basins, WC, shower with chrome thermostatic fittings, recessed lighting, half tiled walls, chrome heated towel radiator. Dressing area with fitted shelving and hanging space, hardwood strip floor.



BEDROOM (2):
18' 3" x 14' 4" (5.56m x 4.37m) (Into bay)
 Period marble fire surround with cast iron inset, storage cupboard, working shutters, corniced ceiling.





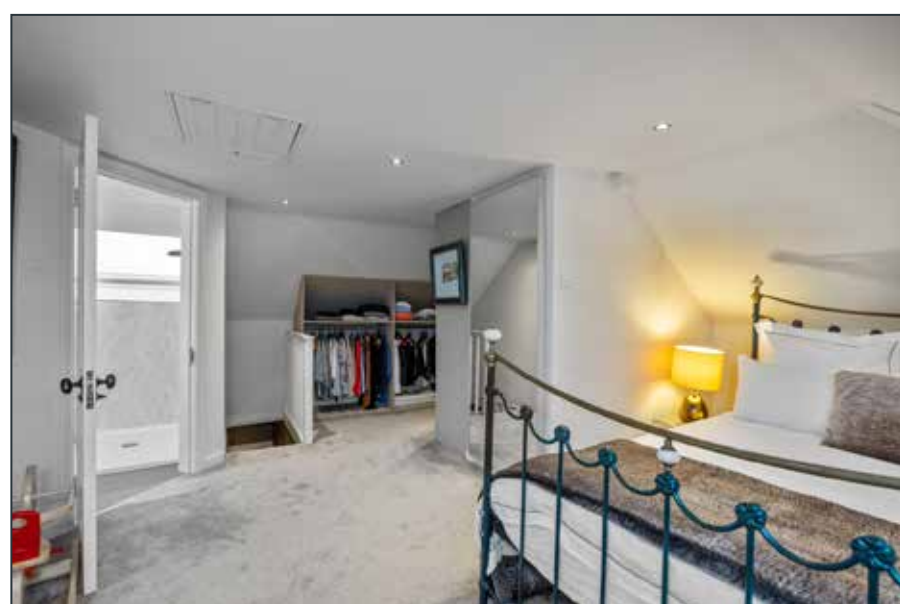
BEDROOM (3):
14' 5" x 14' 0" (4.39m x 4.27m)
 Period marble fire surround with cast iron inset, storage cupboard, corniced ceiling. 2 new double glazed hardwood sliding sash windows.



ENSUITE SHOWER ROOM:
 Wash hand basin, low flush WC, walk in shower with chrome thermostatic fitments, tiled floor, Velux windows with sea views and blinds, recessed lighting.



Staircase to:
SECOND FLOOR
BEDROOM (4):
19' 1" x 14' 9" (5.82m x 4.5m) (At widest points)
 Open dressing area, Velux window with blind, large storage room.



OUTSIDE
 Enclosed fully paved patio, raised beds and seating area, outside lighting, water supply, fitted remote controlled awning, access to garage via side door.

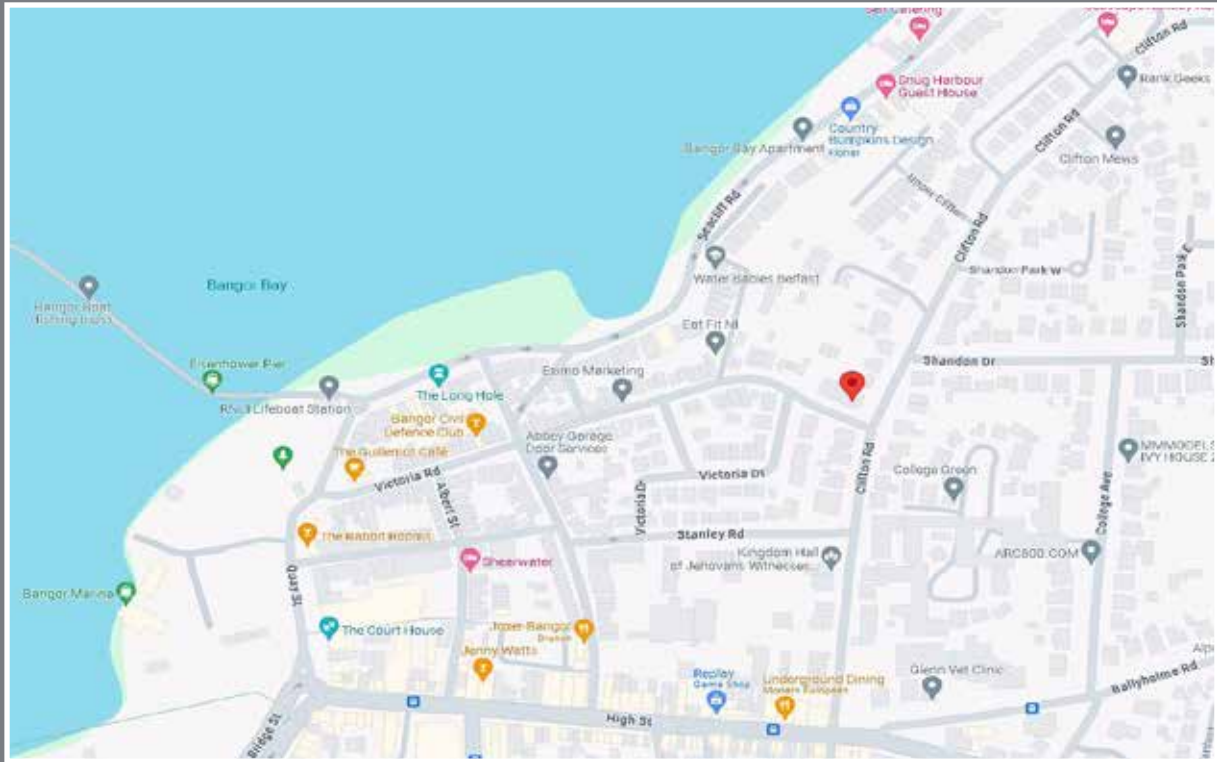
GARAGE:
16' 11" x 13' 0" (5.16m x 3.96m)
 Roller shutter door to front, power and light.
 Gates to enclosed area for storage/ bins. Driveway parking. Garden to rear in lawns with mature shrub beds and hedging.
 Private decking to side accessed via the gym with outdoor stove. Area enjoys afternoon and evening sunshine.



FLOOR PLAN



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

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/B/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	63 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0790-0218-5204-0924-5600

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