



14 FORT ROAD

Helen's Bay, BT19 1LA

Offers around **£450,000**



DETACHED BUNGALOW | 3  | 2  | 3 

In need of sympathetic modernisation this property provides a wonderful opportunity to create a magnificent home for a range of purchasers from families to downsizers alike.

KEY FEATURES

- Detached Bungalow positioned on a generous and well positioned site
- Beautiful views of Belfast Lough to the Antrim Coastline and overlooking Helens Bay Tennis Club
- Conservatory Entrance Porch
- Dining room open to fitted kitchen
- Lounge with outlook to front and sea views
- Family Room/Office with sliding patio doors to rear garden
- Principal bedroom with En suite shower room and dressing room
- Two additional bedrooms with outlook to rear garden
- Family bathroom
- Separate WC and Cloakroom
- Detached double length garage
- Roofspace
- Oil Fired central heating



ROOM DETAILS

Ground Floor

- Reception Hall
- Cloakroom & WC
- Dining Room
12'0" x 8'11"
- Kitchen
13'4" x 12'8"
- Living Room
19'6" x 8'4"
- Drawing Room
17'3" x 13'4"

Ground Floor

- Rear Hallway
- Family Bathroom
- Bedroom One
13'9" x 10'3"
- En Suite Shower Room"
- Dressing Room
9'10" x 6'6"
- Bedroom Two
13'6" x 10'8"
- Bedroom Two
14'7" x 10'0"

Outside

- Detached Garage
- Rear garden, partial patio laid in brick paviours with paving steps leading up to top tiered garden with mature planting and flowerbeds, top level in paving,
- Oil tank,
- Fully secluded surround and ample garden laid in lawns,
- Front driveway with ample parking
- Front garden laid in lawns.



DIRECTIONS

From the main Belfast/Bangor dual carriageway turn at the traffic lights where signposted to Helen's Bay onto Craigdarragh Road. Continue along Craigdarragh Road. Under the railway bridge Fort Road is a continuation of Craigdarragh Road, starting at the junction for Bridge Road. Number 14 is located on the right hand side following the junction for Bridge Road.



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.

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	52	66
21-38 F		
1-20 G		
<i>NOT energy efficient - higher running costs</i>		

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



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

