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2 RUSHFIELD
Helen's Bay
OFFERS AROUND **£499,950**

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and to Arrange a Viewing



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The Property

Occupying a prime position within Rushfield, Number 2 is a well maintained detached home. Internally the accommodation is cleverly laid out with bright and generously proportioned rooms. The layout is versatile dependent on the purchaser's requirements and offers two first floor bedrooms and two ground floor bedrooms.

The property also benefits from a ground and first floor bathroom, gracious drawing room outlook to side and wonderful elevated outlook over front gardens, Helen's Bay to Belfast Lough and the Antrim Hills and coastline, bespoke fitted kitchen with range of integrated appliances, ample dining area and separate dining room. There are well stocked and tended front and private rear gardens with southerly aspect and some delightful views to Belfast Lough.

Offering excellent convenience to Helen's Bay Golf Club, Helen's Bay beach and to Crawfordsburn, it is also within easy commuting distance of Belfast and Bangor via both road and rail. This beautiful home is sure to attract instant interest and is suitable for a range of purchasers so early viewing is advised.





Offers Around £499,950
Detached
4 Bedrooms
2 Receptions



Accommodation

Ground Floor

Veranda Covered Entrance Porch

Spacious Reception Hall

Lounge
15'11" x 15'6"

Dining Room/Family Room
13'7" x 12'2"

Garden Room/Bedroom
Three
15'6" x 9'11"

Bedroom Four
12'7" x 8'10"

Kitchen
13'3 x 12'7"

Ground Floor

Utility Porch
9'2" x 8'5"

Utility Room

Bathroom

First Floor

Landing

Bedroom One
17'7" x 12'2"

Bedroom Two
13'5" x 12'2"

Bathroom

Outside

Double Garage
20'2" x 18'4"

Mature front gardens laid in lawns & Mature Shrubs

Secluded Rear Gardens

Greenhouse

Garden Shed

For more information and photographs regarding the accommodation in this property, please visit:

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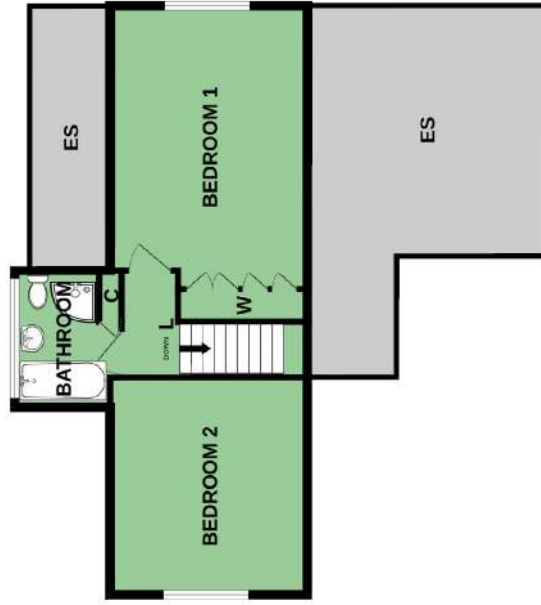




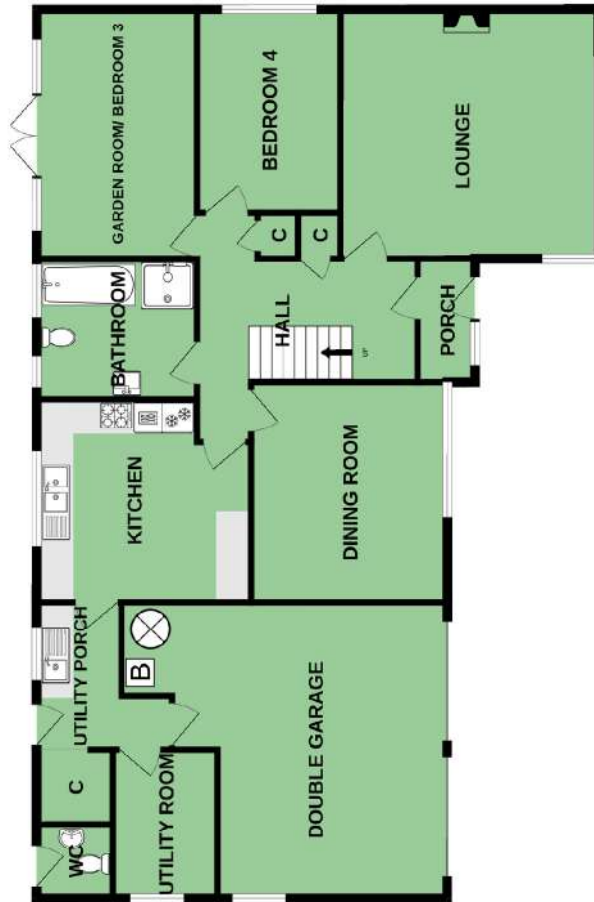
- Detached Family Home Occupying Prime Site Within Prestigious
- Spacious Lounge with Delightful Views Over Garden
- Separate Dining Room
- Fitted Kitchen with Family Dining Area
- Separate Utility Room
- Four Bedrooms (Two Ground Floor & Two First Floor Bedrooms)
- Ground Floor and First Floor Bathrooms
- Attached Double Garage
- Partial Double Glazing
- Oil Fired Central Heating
- Outside Gardeners WC
- Mature, Well Stocked and Tended Front and Private Rear Gardens Laid in Lawns with Patio Areas and Southerly Aspect to Rear
- Within a Few Minutes Walking Distance of Helen's Bay Beach and the North Down Coastal Path, Crawfordsburn Country Park and Helen's Bay Railway Halt and Helen's Bay Golf Club
- Ease of Access for the City Commuter to Belfast and Bangor via Both Road and Rail Networks
- Within the Catchment Area of a Range of Primary and Grammar Schools, Including Glencraig Integrated Primary, Rockport, Crawfordsburn Primary, Hollywood Primary, St Patrick's Primary, Sullivan Upper, Bangor Grammar, Glenlola Collegiate, Campbell College, Strathearn and RBAI
- Ultrafast Broadband Available



1ST FLOOR



GROUND FLOOR



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 into Helen's Bay along the Craigdarragh Road this road becomes Fort Road. Rushfield is the second turning on the right hand side after Sheridan Manor. Number 2 is located on the left hand side.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	48	55
(21 - 38) F		
(01 - 20) G		
<i>Not energy efficient - higher running costs</i>		

Viewing

By appointment through agent.

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