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**35B CHIMERA WOOD**  
Helen's Bay  
OFFERS OVER **£550,000**

Scan for Property Details  
and to Arrange a Viewing



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# The Property

Nestled in this quiet corner of the much sought after residential location of Helen's Bay, Number 35B Chimera Wood is an impressive modern detached family home that is sure to impress even the most discerning of purchasers. Internally this property has been tastefully decorated and leaves little for the purchaser to do but relax and enjoy this beautiful home. Of particular note is the extended lounge with features such as exposed brick walls, wood burning stove, skylight and sliding doors to the rear garden creating a beautiful bright space for entertaining or enjoying evenings in front of the fire. Additionally, to the ground floor there is an open plan kitchen/living/dining space with modern fully fitted kitchen and island unit with utility space and access to carport. To the first floor there are four generous bedrooms including principal bedroom with en suite shower room and walk-in dressing room.

Externally this property provides ample driveway parking and also carport parking with electric charging point and an enclosed rear garden creating excellent privacy and space for entertaining or children at play.

Properties of this type rarely come up in the sought after area of Chimera Wood and instant interest is expected. Within walking distance to Crawfordsburn Country Park, Helen's Bay beach and North Down Coastal Paths, along with Helen's Bay village and train halt and a range of excellent schools, this property provides a lifestyle second to none.







**Offers Over £550,000**  
Detached  
4 Bedrooms  
3 Receptions



# Accommodation

## Ground Floor

Covered Entrance Porch

Spacious Reception Hall

Kitchen/Dining/Living Space  
23'7" x 22'7"

Utility Room  
9'2" x 5'6"

WC

Drawing Room/Sunroom  
37'5" x 14'7"

## First Floor

Bedroom One  
12'0" x 11'1"  
En Suite Dressing Room

En Suite Shower Room

Bedroom Two  
14'2" x 10'3"

Bedroom Three  
14'2" x 10'2"

Bedroom Four  
11'6" x 8'8"

Bathroom  
10'6" x 8'5"

## Outside

Enclosed Brick Paviour Rear  
Garden With Southerly Aspect

Twin Timber Gates To Car Port

Electric Charging Point

Garden Shed

Brick Paviour Driveway With  
Ample Parking

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

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- Beautiful, Spacious Detached Family Home
- Situated In Much Sought After Residential Location
- Reception Hall With Feature Tiled Floor
- Extended, Bright And Spacious Lounge/Dining Room With Feature Exposed Brick Wall, Wood Burning Stove And Sliding Doors To Rear Garden
- L Shaped Open Plan Kitchen/Living/Dining With Contemporary Handleless Kitchen With Range Of Integrated Appliances Creating A Wonderful Space For Entertaining
- Utility Room
- Downstairs Wc
- Four Double Bedrooms To The First Floor, Principal With En Suite Shower Room And Walk In Dressing Room
- Gas Fired Central Heated
- Double Glazing Throughout
- Driveway With Parking For Several Cars And Covered Car Port With Electric Charging Point
- Enclosed Low Maintenance Rear Garden Laid In Brick Paviours Ideal For Outdoor Entertaining Or Children At Play
- Walking Distance From The Local Shops At Helen's Bay Square, Helen's Bay Railway Halt, Golf Club, Tennis Courts And Children's Play Park
- Access To North Down Coastal Path
- 20 Minutes' Drive Of Belfast Via Main Arterial Routes
- Within The Catchment Area To A Range Of Leading Primary And Grammar Schools
- Ultrafast Broadband Available

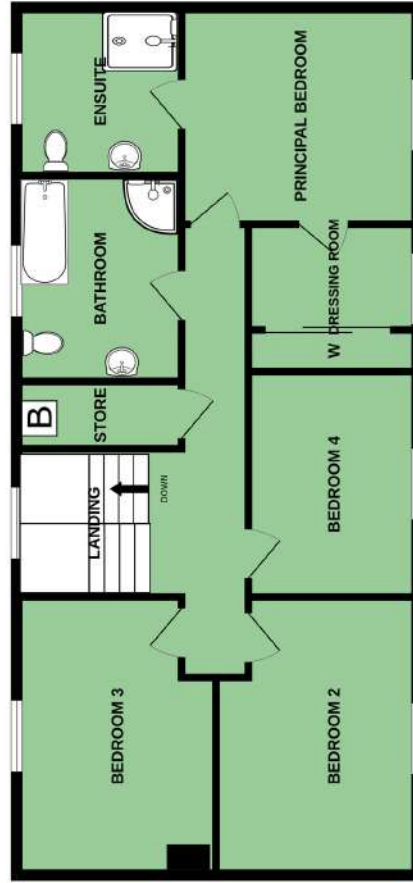




GROUND FLOOR



1ST 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 Craigdarragh Road, turn right onto Bridge Road and left into Golf Road. Chimera Wood is situated past the Golf Club on the right.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) <b>A</b>			
(81 - 91) <b>B</b>			
(69 - 80) <b>C</b>		74	74
(55 - 68) <b>D</b>			
(39 - 54) <b>E</b>			
(21 - 38) <b>F</b>			
(01 - 20) <b>G</b>			
Not energy efficient - higher running costs			

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