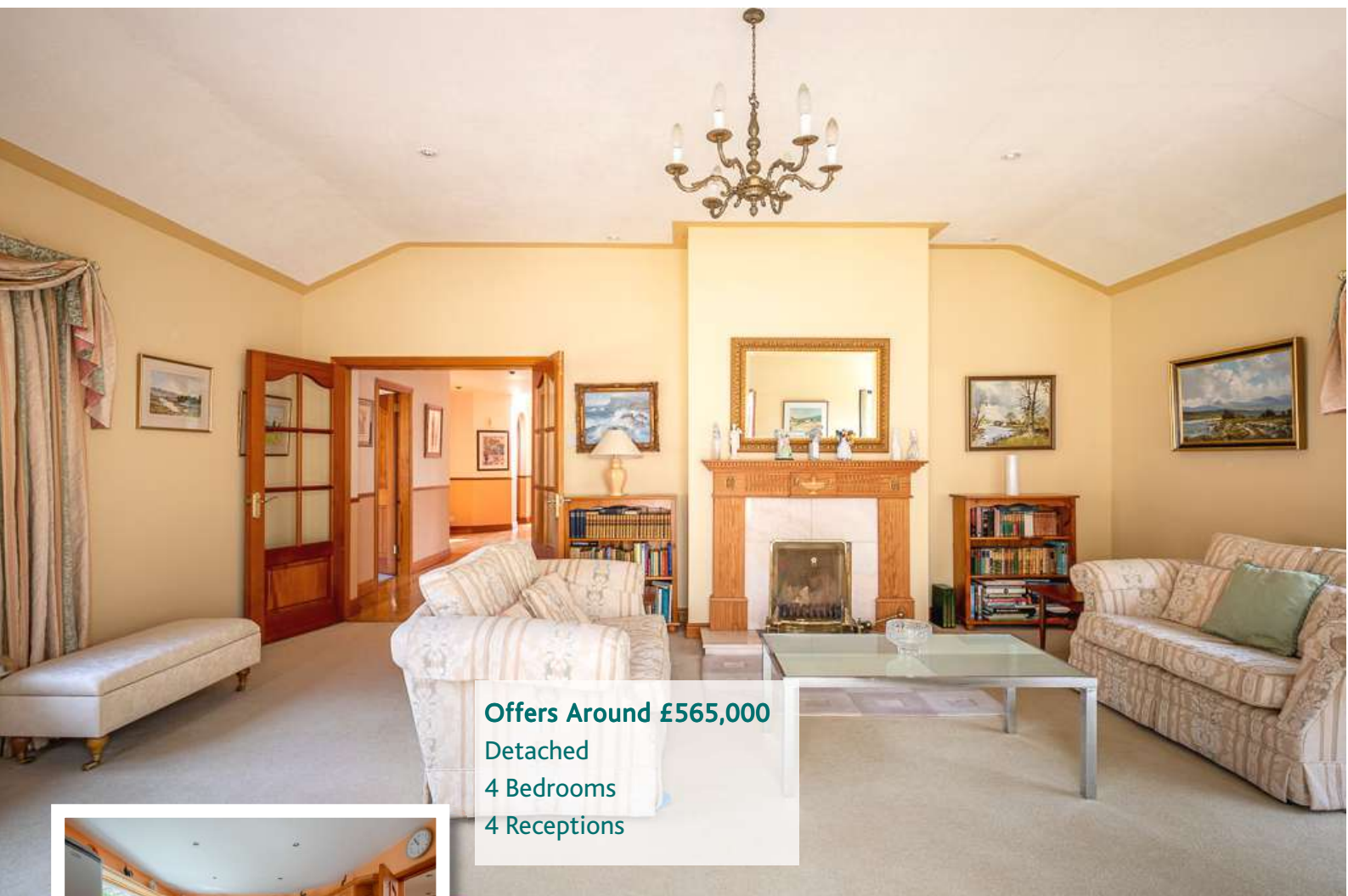


 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

4 THE FORT | Helens Bay
OFFERS AROUND £565,000

**Scan for Property Details
and to Arrange a Viewing**





Offers Around £565,000
Detached
4 Bedrooms
4 Receptions



Property Features

- Detached Family Home within a Short Walk to Helens Bay Beach and Coastline
- Generous Site Providing Maturity and Privacy to Rear, Ideal for Entertaining
- Impressive Double Height Entrance Hall with Oak Wooden Flooring
- Drawing Room with Feature Adams Style Fireplace and Double Doors Leading to...
- Conservatory with Access to rear Garden
- Dining Room with Bay Window to Side
- Living Room/Bedroom Four with Outlook to Rear
- Open Plan Kitchen/Dining, Fully Fitted Oak Kitchen with Range of Integrated Appliances
- Utility Room with access to Garage
- Ground Floor Shower Room
- First Floor Landing
- Three Double Bedrooms to First Floor, Principal with En Suite Bathroom
- Family Bathroom
- Roof space
- Oil Fired Central Heating
- Double Glazing
- Potential to Extend Subject to Planning Permission
- Gardens Laid in Lawns with Patio Area
- Integrated Double Garage
- Ample Driveway Parking
- Picturesque Village Community with Local Shops and Spa at The Square, Helens Bay Golf Club, Tennis Club and Children's Play Park

Accommodation

Ground Floor

Shower Room

Utility Room
17'8" x 7'2"

Kitchen/Dining
20'6" x 13'2"

Dining Room
13'3" x 13'1"

Living Room/Bedroom Four
20'6" x 13'2"

Drawing Room
20'7" x 15'8"

Conservatory
14'5" x 13'0"

First Floor

Bathroom

Bedroom One
20'9" x 11'8"
En Suite

Bedroom Two
14'7" x 13'2"

Bedroom Three
13'3" x 11'10"

Outside

Double Garage
19'4" 17'10"

Tarmac Driveway With Ample Parking

Front, Side and Rear Gardens Laid In Lawns

Paved Patio Areas To Rear

Garden Shed

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

johnminnis.co.uk



"This beautifully presented and maintained detached family home is situated in the highly regarded residential area of Helen's Bay. Within a short stroll from the picturesque Helens Bay Beach, Helen's Bay Golf Club, Spa at the Square and local tennis courts, this location offers excellent convenience for the city commuter via both road and rail. "



Directions

Travelling from Holywood in the direction of Bangor, along the main A2 Bangor dual carriageway, turn left at the traffic lights onto Craigdarragh Road (at the sign for Helen's Bay). Fort Road is the continuation of Craigdarragh Road. Turn left into Grey Point, The Fort is the continuation of Grey Point and number 4 is located on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E		59	63
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

Viewing

By appointment through agent.

Free Valuation

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North Down / Holywood Branch

44 High Street, Holywood, BT18 9AD

T 028 9042 8888 F 028 9029 3434

property@johnminnis.co.uk



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