

simon**BRIEN**  
RESIDENTIAL

The Chase,  
34 Craigdarragh Road,  
Helen's Bay, BT19 1UA



Outline for illustrative purposes only  
Site Circa 1.5 Acres



Offers Around £750,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Handsome family home with Rosemary red tile roof
- Excellent development potential
- Extensive, private and mature gardens c. 1.5 acres
- Six good sized bedrooms
- Master suite with dressing room and ensuite
- Four reception rooms
- Kitchen/dining with boot room, utility room, cloaks and WC
- Two further bathrooms
- Beautifully proportioned rooms with high ceilings and period features
- Double garage with workshop
- Outdoor heated swimming pool
- Oil fired central heating
- Views to the front across Belfast Lough
- Sought after and highly regarded location
- Convenient to Crawfordsburn village, Hollywood, Bangor and Belfast City centre



#### SUMMARY

Craigdarragh Road is one of the most sought after addresses in North Down renowned for unique and high quality properties set within generous gardens which command views to Belfast Lough.

The area in which the property is located is one of North Down's most highly regarded addresses, it is also conveniently situated within 3 minutes of Helen's Bay village, less than 10 minutes from both Bangor and Hollywood and 20 minutes from Belfast. 'The Chase' is a substantial period residence offering spacious accommodation over three stories and sits amidst a generous site of approximately 1.5 acres.

The well planned ground floor accommodation comprises of three reception rooms, kitchen/dining room, study, cloaks with WC, utility and boot room. There is also access to a double garage and workshop from the boot room. On the first floor there are four double bedrooms, the master suite with dressing room and ensuite, and a family bathroom. On the top floor there are a further two bedrooms and bathroom.

Outside you are surrounded by a hedge boundary giving privacy with mature trees and shrub beds. There is also an outdoor heating swimming pool to enjoy. To the front of the property there is a sweeping tarmacked driveway leading to a large area for parking and turning.

All in all one of North Down's finest period residences in a highly regarded residential location.





**THE PROPERTY COMPRISES:**

**GROUND FLOOR**

Double hardwood glazed front door.

**ENTRANCE PORCH:**

Hardwood glazed interior door.

**RECEPTION HALL:**

Cornice ceiling.

**CLOAKROOM:**

**14' 11" x 7' 7" (4.55m x 2.31m)**

Wash hand basin, storage under stairs, separate low flush WC.

**DRAWING ROOM:**

**28' 5" x 18' 8" (8.66m x 5.69m)**

Bay window overlooking front garden with views of Belfast Lough beyond. Cornice ceiling, feature fireplace with marble hearth and surround, large floor to ceiling sliding door and side panel to sun terrace, archway to:

**DINING ROOM:**

**14' 9" x 14' 2" (4.5m x 4.32m)**

Cornice ceiling.

**SITTING ROOM:**

**19' 1" x 14' 11" (5.82m x 4.55m)**

Views over front garden to Belfast Lough and beyond, fireplace with tiled inset and hearth, painted timber surround, cornice ceiling.

**STUDY:**

**8' 9" x 6' 4" (2.67m x 1.93m)**

Built in cupboards.

**KITCHEN:**

**15' 0" x 14' 11" (4.57m x 4.55m)**

Extensive range of oak high and low level cupboards, one and a half tub single drainer stainless steel sink unit with mixer tap, laminate worktops, Hotpoint double oven, four ring ceramic hob, Neff hot plate, cooker canopy extractor, tiled walls, PVC tiled floor, space for breakfast table and chairs, louvre door to electricity switch gear, louvre door to broom cupboard and alarm controls, glass door to:



**BOILER/DRYING ROOM:**

**9' 11" x 8' 2" (3.02m x 2.49m)**

Trianco oil fired boiler, tiled floor, door to garage and door to:

**UTILITY ROOM:**

**8' 2" x 5' 5" (2.49m x 1.65m)**

Partly tiled walls, tiled floor, high and low level cupboards, laminate worktops, plumbed for washing machine, door to covered rear porch and drying area.



Wide staircase with hardwood Newel post and handrail with painted spindles to:

#### FIRST FLOOR

**BEDROOM (1):**  
18' 9" x 18' 8" (5.72m x 5.69m)

##### Into bay

window with superb Lough views. Built in wardrobe, cornice ceiling.

**ENSUITE DRESSING ROOM:**  
12' 1" x 8' 2" (3.68m x 2.49m)

Extensive range of built in wardrobes, built in cupboards.

**ENSUITE BATHROOM:**  
13' 0" x 4' 2" (3.96m x 1.27m)

Comprising: Panelled bath with mixer tap, low flush WC, vanity unit, oval wash hand basin, heated towel rail.

**BEDROOM (2):**  
19' 0" x 14' 9" (5.79m x 4.5m)

Built in wardrobes, wash hand basin, cornice ceiling, aluminium double glazed door to balcony, Lough views.

**BEDROOM (3):**  
14' 11" x 14' 1" (4.55m x 4.29m)

Pedestal wash hand basin, built in wardrobe, cornice ceiling.

##### BEDROOM (4):

Wash hand basin, vaulted ceiling, cornice ceiling, countryside views.

**BATHROOM:**  
15' 0" x 14' 11" (4.57m x 4.55m)

Comprising panelled bath, low flush WC, bidet, vanity unit, oval wash hand basin with mixer tap, fully tiled shower cubicle, heated towel rail, louvre door to hotpress with lagged copper cylinder, Willis water heater.

Staircase to:

#### SECOND FLOOR

**BEDROOM (5):**  
13' 11" x 12' 6" (4.24m x 3.81m)

uPVC double glazed window, superb Lough views.



**ENSUITE BATHROOM:**  
9' 5" x 7' 6" (2.87m x 2.29m)

Comprising panelled bath, pedestal wash hand basin, low flush WC, double glazed velux window, hotpress with lagged copper cylinder, Willis water heater.

**BEDROOM (6)/PLAYROOM:**  
15' 11" x 15' 0" (4.85m x 4.57m)

##### LANDING:

Built in cupboards, tank room.

##### OUTSIDE

Sweeping tarmac driveway with parking/turning space for several cars, automatic floodlights.

**DOUBLE GARAGE:**  
21' 11" x 21' 0" (6.68m x 6.4m)

Electric up and over doors, light and power.

**WORKSHOP/GARDEN STORE:**  
21' 0" x 6' 2" (6.4m x 1.88m)

Light.

Extensive mature gardens to front, side and rear in lawns, flowerbeds, shrubs, mature trees and hedges.

**SWIMMING POOL:**  
32' 0" x 16' 0" (9.75m x 4.88m)

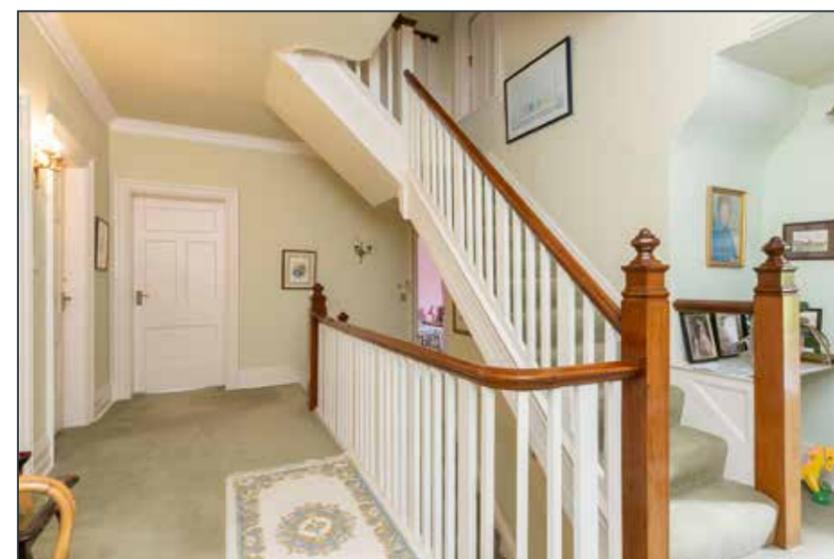
##### TIMBER SUMMER HOUSE/DRESSING AREA:

Calor gas heat pump for swimming pool (not tested)

Large crazy paved sun terrace and barbecue area.

##### ALUMINIUM GREENHOUSE:

Oil tank, flagged drying area, floodlight.







# 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.



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REF: TB/D/19/AN



|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| A 92 plus                                   |         |           |
| B 81-91                                     |         |           |
| C 69-80                                     |         |           |
| D 55-68                                     |         |           |
| E 39-54                                     |         | 42        |
| F 21-38                                     |         |           |
| G 1-20                                      |         | 11        |

EPC REF: 9858-0126-7210-3041-8996

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