

47 Blackwood Crescent,  
Helens Bay, BT19 1TJ



Asking Price £385,000

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



## KEY FEATURES

- Attractive red brick extended family home
- Highly sought after residential location
- Sitting room with cast iron fireplace
- Fabulous open plan living into kitchen and dining area which opens to rear patio and gardens
- Fully fitted kitchen with integrated appliances and large island
- Dining area
- Sitting room with wood burning stove
- Five bedrooms
- Shower room
- Family bathroom with contemporary white suite
- Utility room
- Downstairs WC
- Home office
- Gas fired central heating
- Double glazed windows
- Garage
- Pebbled driveway with mature shrub beds
- Rear south facing garden laid in lawns with patio space
- Walking distance to Helens Bay beach & train halt

## SUMMARY

This attractive detached family home occupies a pleasant site within this much sought after village of Helen's Bay. It is convenient to local shops in The Square, delightful coastal walks and remains easy commuting distance of Belfast or Bangor by road or rail as the station is only a short walk away.

The property has been extended and provides a well-proportioned family home. On the ground floor, there is a cosy sitting room, with an open fire to the front of the house. On the other side of the house, there is a living room with a wood burning stove, which opens into a fabulous, recently installed open plan kitchen and dining room space, with double opening doors out to the rear patio and garden – perfect for the young family or for entertaining. On the ground floor, there is also a utility room, WC and a home office. On the first floor, there are five bedrooms, a shower room and a large bathroom, which has recently been fitted with a contemporary white suite.

To the front is a pebbled driveway with ample parking and turning space with access to the garage store. To the rear is a south facing enclosed garden laid in lawns with patio space. The property benefits from gas fired central heating and double glazed windows.

Properties in this locality are always extremely popular; therefore early viewing is a must to avoid disappointment.



## THE PROPERTY COMPRISES:

### GROUND FLOOR

Panelled PVC entrance door to:

#### ENTRANCE PORCH:

Tiled floor, glazed inner door to:

#### ENTRANCE HALL:

Hardwood strip floor, under stairs cloaks space.

#### LIVING ROOM:

**11' 10" x 11' 6" (3.61m x 3.51m)**

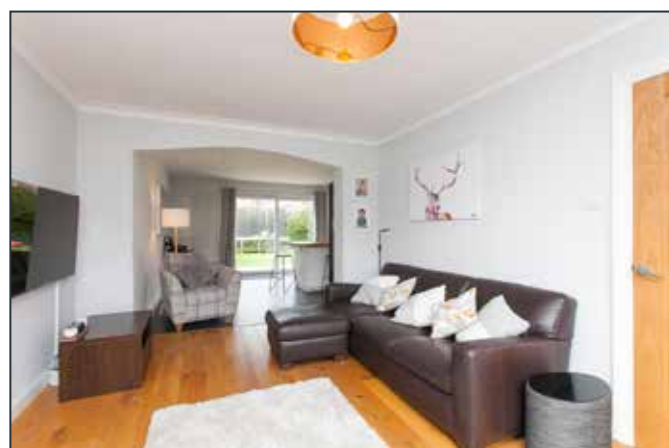
Hardwood strip floor, period fireplace with ornate tiled inset, open fire and slate hearth.

#### FAMILY ROOM:

**15' 2" x 10' 11" (4.62m x 3.33m)**

Contemporary wood burning stove, hardwood strip floor, open archway to:





**KITCHEN:**  
**27' 10" x 11' 9" (8.48m x 3.58m)**

Contemporary kitchen with an excellent range of high and low level units with solid oak worktops, stainless steel single drainer sink unit with mixer taps, 4 ring induction hob and concealed extractor hood, integrated dishwasher, integrated double oven, integrated fridge freezer, large island with breakfast bar dining, recessed lighting, sliding glazed door to rear patio and gardens, open to:

**DINING ROOM:**  
**10' 6" x 8' 5" (3.2m x 2.57m)**

Recessed lighting.

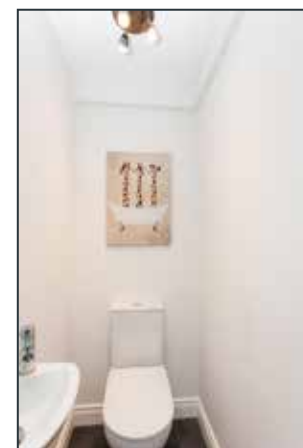


**WC:**

Low flush WC, wash hand basin.

**UTILITY ROOM:**  
**8' 2" x 8' 1" (2.49m x 2.46m)**

Fitted units, plumbed for washing machine, glazed PVC door to rear patio.







**HOME OFFICE:**  
8' 8" x 5' 10" (2.64m x 1.78m)  
Up and over door, light and power.

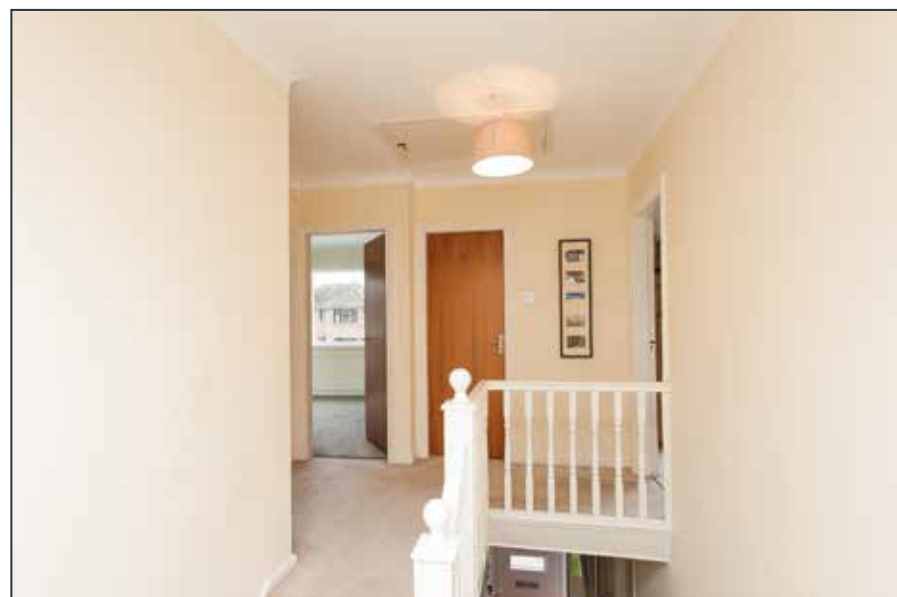


**BEDROOM (2):**  
11' 7" x 10' 2" (3.53m x 3.1m)

**SHOWER ROOM:**  
Pedestal wash hand basin, fully tiled corner shower with instant heat electric shower, tiled floor, fully tiled walls.

**BATHROOM:**  
10' 11" x 8' 2" (3.33m x 2.49m) At widest points.

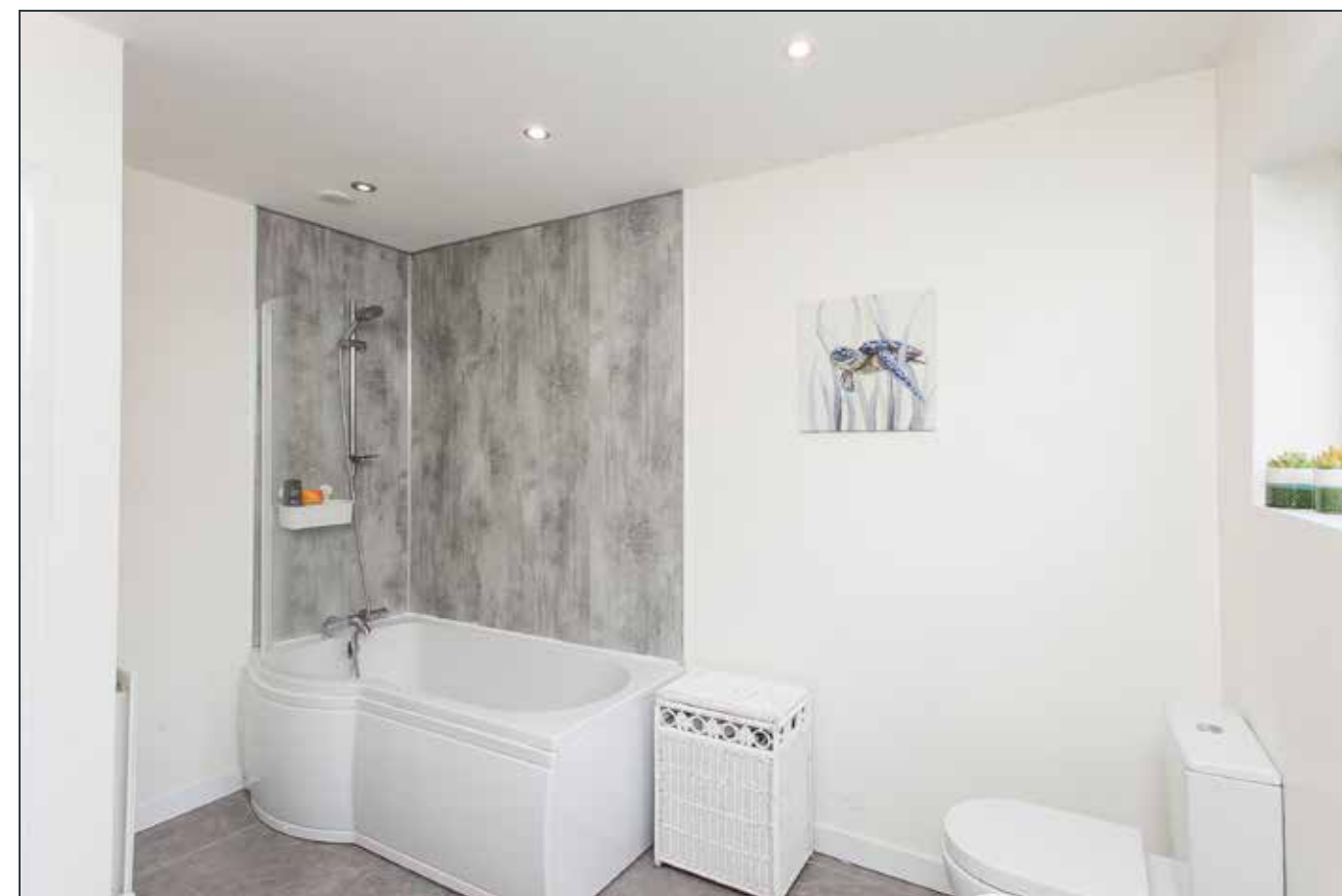
Contemporary white suite comprising of low flush WC, wash hand basin with vanity below, panelled bath with shower fitment, excellent storage cupboards with shelving and gas fired boiler, tiled floor, recessed lighting.



**FIRST FLOOR**  
**BRIGHT AND SPACIOUS LANDING:**  
Access to partially floored roofspace via Slingsby ladder, storage cupboards.



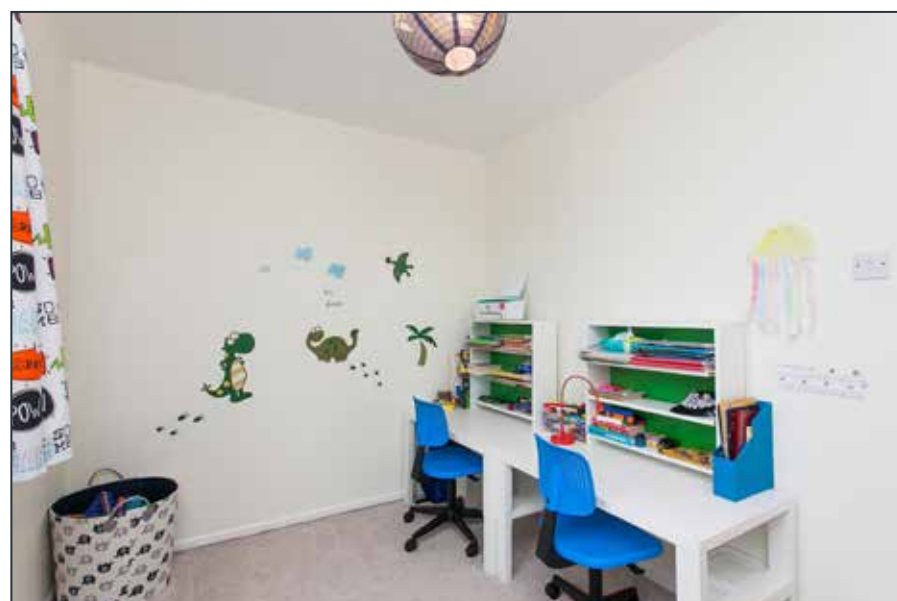
**BEDROOM (1):**  
15' 2" x 10' 11" (4.62m x 3.33m)







**BEDROOM (3):**  
13' 11" x 8' 10" (4.24m x 2.69m)



**BEDROOM (4):**  
10' 2" x 7' 7" (3.1m x 2.31m)



**BEDROOM (5):**  
12' 1" x 8' 3" (3.68m x 2.51m)

## OUTSIDE

### **GARAGE:** 8' 8" x 5' 10" (2.64m x 1.78m)

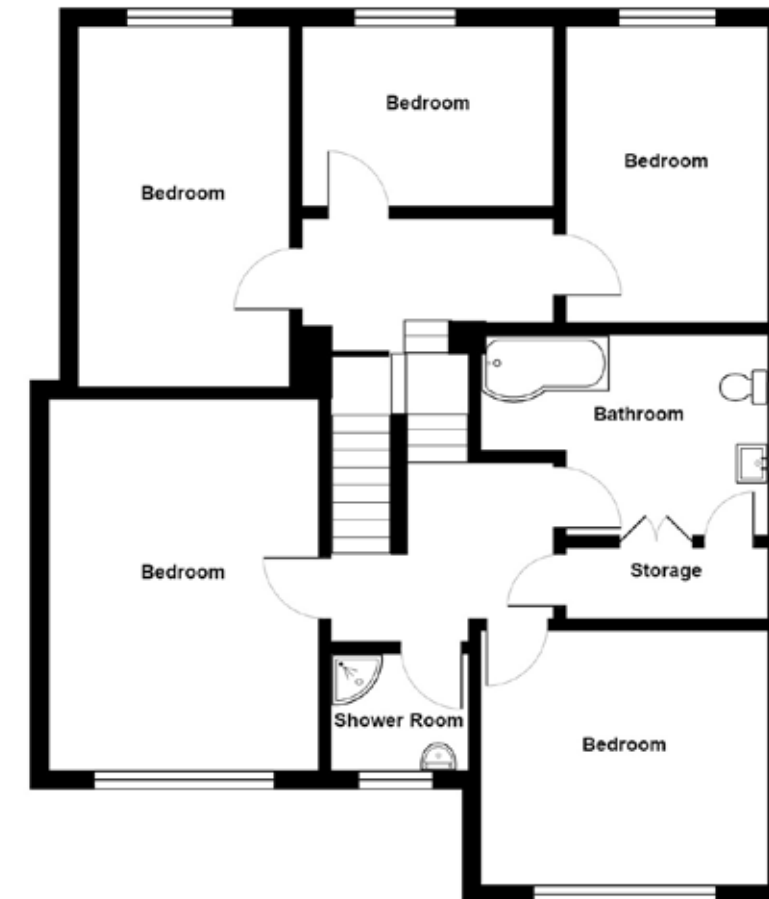
Up and over door, light and power.

Gravel driveway to front, mature hedge boundary.

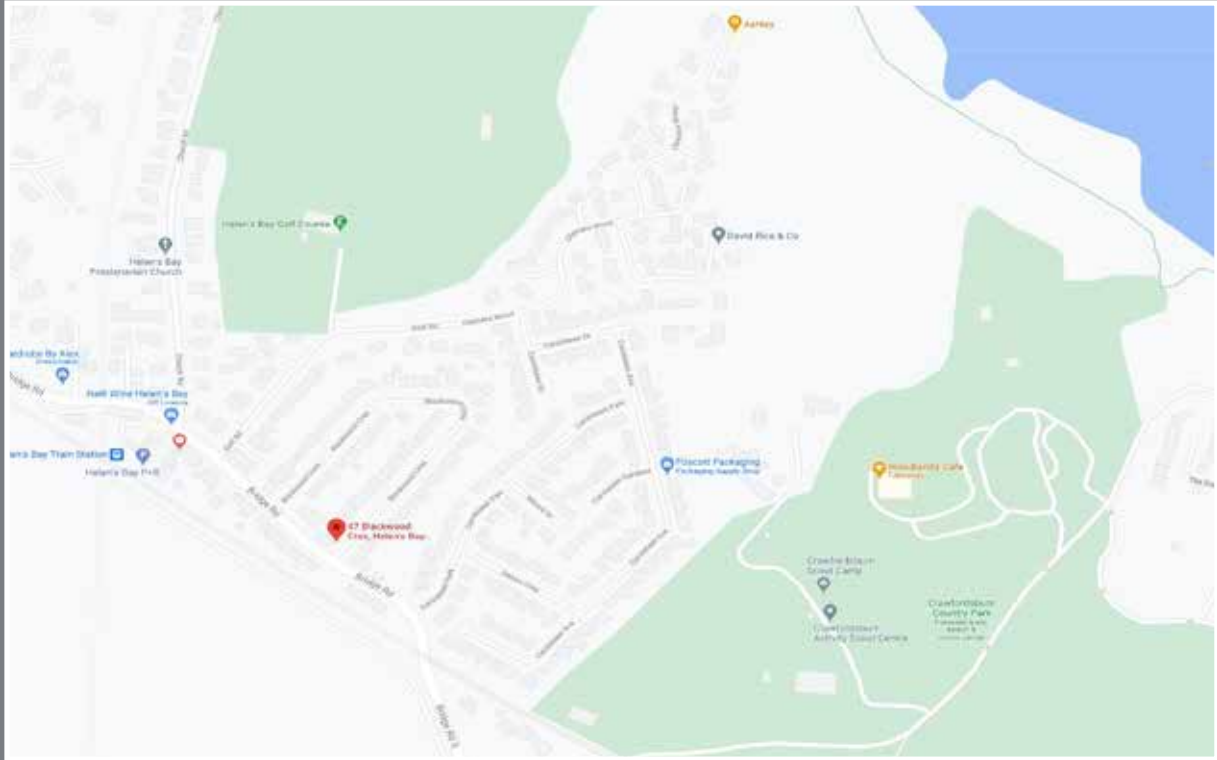
Paved patio to rear, garden laid in lawns, mature hedge and fence boundary.







# 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.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/C/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68   D	68   D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0661-2993-0090-9525-4171

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.