

simonBRIEN
RESIDENTIAL

36 Church Road,
Helens Bay, BT19 1TP



Asking Price £500,000

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KEY FEATURES

- Charming detached property with views across Helens Bay Golf Course and Irish Sea
- Set within a short stroll to Helens Bay Beach, the Village Square and Train Halt
- Four reception rooms, two with stunning views
- Drawing room, living room, dining room and snug
- Fitted kitchen with range of fitted appliances
- Four bedrooms including master with ensuite bathroom
- Shower room
- Driveway car parking leading to detached double garage
- Cloaks
- Landscaped gardens to front and rear in lawn with flowerbeds, trees and shrubs
- Gas fired central heating
- Excellent family home with many period features

SUMMARY

This is a unique opportunity to buy a charming detached home located within one of North Down's most desirable addresses. Situated overlooking Helens Bay golf course & Irish Sea and within a short stroll of the village square, train halt, Crawfordsburn Country Park coastline and beach, the convenience of Helen's Bay is second to none.

From an external appraisal one cannot fully appreciate its quality and size and we would strongly advise an internal inspection. In brief the interior accommodation consists of four receptions including drawing room and snug with stunning views, dining room opening onto the rear garden and living area, there is also a fully fitted kitchen with morning room / casual dining area, cloakroom. In addition, there are four well-proportioned bedrooms, including master with ensuite bathroom and balcony overlooking the rear garden.

Outside the gardens extend into a private mature setting with a driveway / plenty of parking leading to a detached double garage and a lawn bordered by an array of colourful flowers adding to its overall appeal.

Contact our North Down office to arrange a private appointment to view at your earliest convenience.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:

9' 7" x 6' 5" (2.92m x 1.96m)

Hardwood leaded stained glass front door with leaded stained glass side lights, original ceramic tiled floor. Into:

ENTRANCE HALL:

13' 9" x 7' 9" (4.19m x 2.36m)

Glazed hardwood door, wood panelling, plate rack, corniced ceiling.

CLOAKS CUPBOARD:

Hanging rail and shelving.

SHOWER ROOM:

8' 0" x 7' 10" (2.44m x 2.39m)

Low flush WC, fully tiled shower cubicle with electric shower unit, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, hotpress with built in shelving.



BEDROOM (4):**13' 0" x 11' 11" (3.96m x 3.63m)**

Cornice ceiling, picture rail, vanity sink unit with built in storage, built in wardrobe, tiled splashback and mirror.

**DRAWING ROOM:****16' 4" x 15' 10" (4.98m x 4.83m) Into bay.**

Corniced ceiling, picture rail, stunning views across Belfast Lough, Helens Bay Golf Course and surrounding coastline, gas stove with Inglenook brick inset, hardwood surround, tiled hearth, wall light wiring.

**SNUG:****14' 5" x 11' 2" (4.39m x 3.4m) At widest points and into bay.**

Stunning views across Belfast Lough, Helens Bay Golf Course and surrounding coastline. Corniced ceiling, picture rail.

**LIVING ROOM:****16' 2" x 13' 5" (4.93m x 4.09m)**

Gas fire with carved wood surround, tiled inset and hearth, feature vaulted ceiling with velux window through to:

**BREAKFAST ROOM:****12' 2" x 7' 9" (3.71m x 2.36m)**

Ceramic tiled floor, views over Belfast Lough and Helens Bay Golf Club. Archway through to:

**KITCHEN:****16' 11" x 11' 5" (5.16m x 3.48m)**

Excellent range of high and low level solid oak units, 4 ring Hotpoint ceramic hob, double sink unit with mixer taps, plumbed for washing machine and dishwasher, integrated Hotpoint oven and microwave, integrated fridge and freezer, additional storage, built in shelving, ceramic tiled floor, fully tiled walls, glazed uPVC door to rear patio and garden.





DINING ROOM:
19' 9" x 13' 9" (6.02m x 4.19m) At widest points.

Double uPVC doors to rear patio and gardens.



Stairs off Breakfast Room to:

FIRST FLOOR

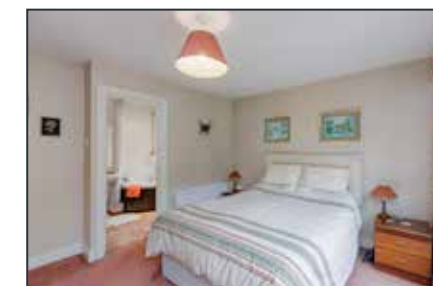
LANDING:

Wardrobe with hanging rail and shelving, Hotpress with Worcester combi gas boiler and built in slatted shelving.



MASTER BEDROOM:
13' 9" x 12' 2" (4.19m x 3.71m)

uPVC glazed double opening doors onto Balcony overlooking rear garden.



ENSUITE BATHROOM:
7' 6" x 5' 10" (2.29m x 1.78m)

White suite comprising: Wood panelled bath with thermostatic shower unit with drencher shower head, pedestal wash hand basin, low flush WC, fully tiled walls, extractor fan, recessed lighting.



BEDROOM (2):
11' 8" x 11' 6" (3.56m x 3.51m)

Access to roofspace, views overlooking rear garden.



ENSUITE WC:
8' 3" x 3' 4" (2.51m x 1.02m)

Low flush WC, pedestal wash hand basin, storage into eaves.



ENSUITE WC:
4' 9" x 4' 1" (1.45m x 1.24m)

Low flush WC, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, recessed lighting, extractor fan.



BEDROOM (5)/STUDY:
17' 7" x 7' 4" (5.36m x 2.24m)

Stunning views over Belfast Lough and Helens Bay Golf Course. Recessed lighting.



BEDROOM (3):
10' 10" x 10' 6" (3.3m x 3.2m)

Storage into eaves.



OUTSIDE

DETACHED DOUBLE GARAGE:
17' 5" x 17' 2" (5.31m x 5.23m)

Insulated up and over door.

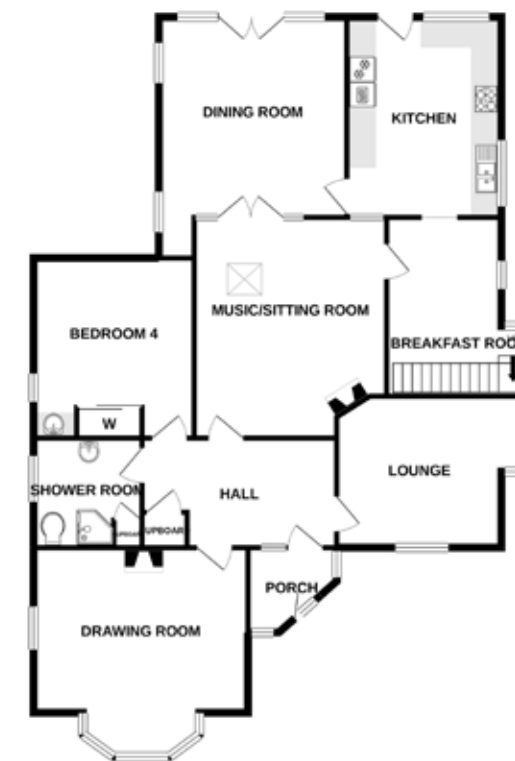
Tarmac driveway to front and side leading to double garage. Car parking and turning area for multiple cars. Gardens in lawn to front with fence boundary, flowerbeds offering a plethora of colour, trees and shrubs.

Extensive patio areas to rear for entertaining and South facing rear garden leading to private enclosed garden in lawn with further flowerbeds, trees and shrubs access to rear pathway to Helens Bay Beach and train station.



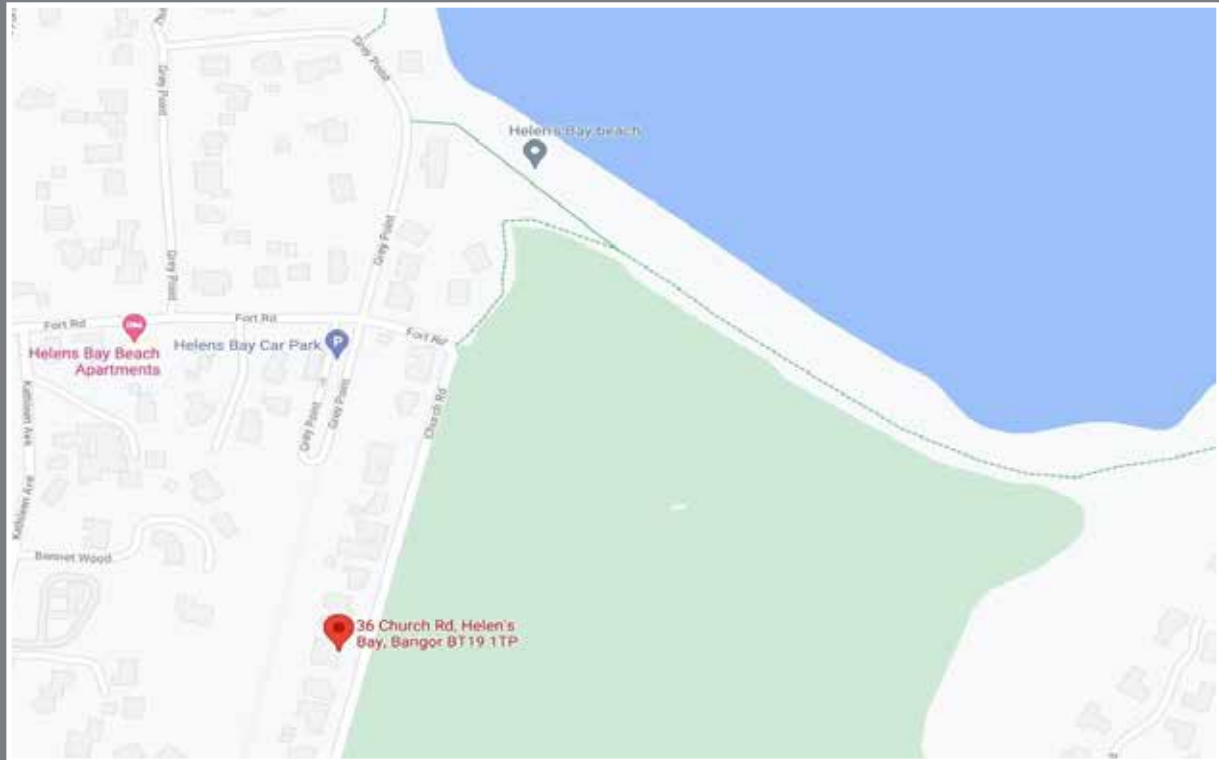
GROUND FLOOR

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 operation or efficiency can be given.
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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



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: DB/E/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
66-68	D	68 D	74 C
39-54	E		
21-38	F		
1-20	G		

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