

simon**BRIEN**
RESIDENTIAL

6 Rushfield,
Helens Bay, BT19 1JZ



Offers Over £395,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Detached bungalow in prime residential location in Helens Bay
- Living and dining room with open fire
- Kitchen with casual dining
- Four bedrooms
- Bathroom and separate shower room
- WC
- Integral garage
- Gardens laid in lawns with patio space to the rear
- Gas heating (new boiler installed in July 2022)
- Double glazed windows
- Driveway parking
- Walking distance to Helens Bay beach and the popular coastal path, Crawfordsburn Country Park, Helens Bay train halt and Helens Bay Golf Club
- Ease of access to the A2 for commuters to Belfast and Bangor

SUMMARY

6 Rushfield is a prime opportunity to acquire a bungalow on a generous site within the popular residential locality of Helens Bay.

The accommodation includes a spacious entrance hall, living and dining room with open fire, kitchen with casual dining, WC, four bedrooms, bathroom and separate shower room. In addition, there is a large integral garage, gas central heating and double glazed windows. The gardens surrounding the property are laid in lawns with patio space to the rear.

This property allows the next owner to simply refurbish or possibly do greater things depending on requirements and budget.

Conveniently located a short walk to Helens Bay beach, the popular North Down coastal path, Crawfordsburn Country Park, Helens Bay train halt and Helens Bay Golf Club. This home will be sure to appeal to a range of buyers, early viewing is recommended to appreciate the space and potential this home has.



THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood entrance door to Entrance Hall.

ENTRANCE HALL:

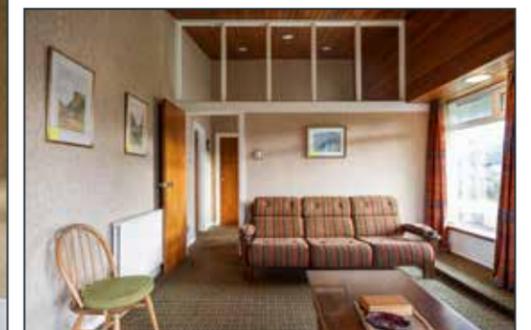
12' 7" x 7' 6" (3.84m x 2.29m)

Storage cupboard with hanging space.

LIVING ROOM:

18' 0" x 11' 10" (5.49m x 3.61m)

Feature stone wall with gas fire, tongue and groove panelled vaulted ceiling, open to Dining Area.





DINING ROOM:
10' 10" x 9' 1" (3.3m x 2.77m)
Lough glimpses, tongue and groove panelled vaulted ceiling.



BATHROOM:
Turquoise suite comprising of: Low flush WC, wash hand basin, panelled bath, fully tiled walls.



KITCHEN WITH CASUAL DINING:
14' 2" x 7' 9" (4.32m x 2.36m)
High and low level fitted units, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, recess for electric cooker, recess for fridge, dining area for 4, partly tiled walls.

REAR ENTRANCE:
Door to side, storage cupboard, gas boiler.

WC:
Low flush WC, shelving.

REAR HALLWAY:
Shelved hotpress.



SEPARATE SHOWER ROOM:
Tiled shower, wash hand basin.



BEDROOM (1):
13' 7" x 10' 6" (4.14m x 3.2m)
Built in wardrobes with hanging space.



BEDROOM (2):
10' 6" x 10' 5" (3.2m x 3.18m)
 Built in wardrobe with hanging space.



BEDROOM (3):
10' 5" x 7' 10" (3.18m x 2.39m)
 Built in wardrobe with hanging space.



BEDROOM (4):
10' 5" x 7' 10" (3.18m x 2.39m)
 Built in wardrobe with hanging space.

GARAGE:
19' 4" x 17' 11" (5.89m x 5.46m)
 At widest points.
 Up and over door, power and light.



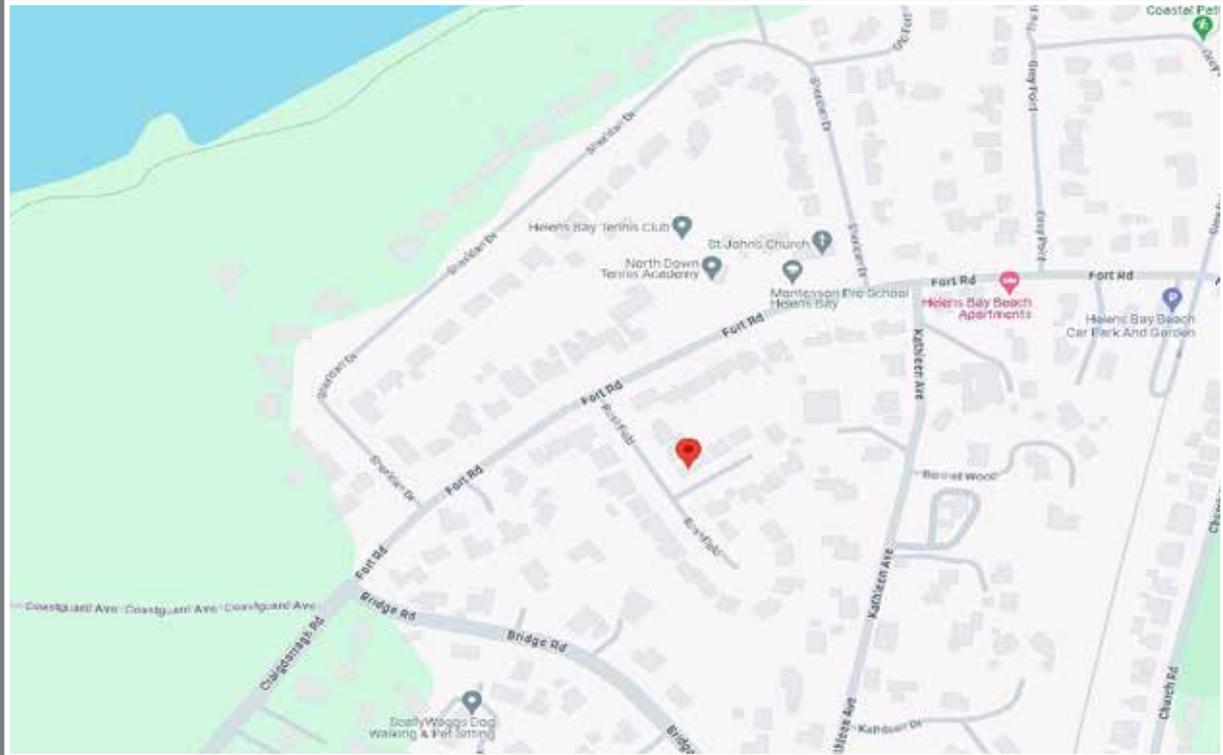
OUTSIDE

Paved patio to rear. Gardens laid in lawn to front and side.



All measurements are approximate and for display purposes only

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

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REF: TB/A/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	50 E	
21-38	F		
1-20	G		

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