

simon**BRIEN**  
RESIDENTIAL

19 Sheridan Drive,  
Helens Bay, BT19 1LB



Asking Price £1,250,000

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[www.simonbrien.com](http://www.simonbrien.com)



19 Sheridan Drive

#### KEY FEATURES

- Detached residence with breath-taking panoramic views over Belfast Lough
- Incredibly sought after location within Helen's Bay
- Site measuring 0.8 acres
- Spacious accommodation over two levels
- Entrance hall
- Drawing room with gas fire, and bar area
- Dining room with open fire
- Living room with gas fire, and butlers pantry
- Kitchen with casual dining and walk in pantry
- Home office
- Conservatory with doors out to the patio and gardens
- Four bedrooms, all with sea views
- Family bathroom
- Shower room
- Utility room
- Downstairs cloakroom
- Large integral garage
- Gas fired central heating
- Double glazed windows
- Driveway leading to parking area and garage
- Superb site with extensive gardens in lawns, mature shrub beds looking directly out to Belfast Lough

#### SUMMARY

Located on one of the finest stretches of coastline in North Down, this property enjoys an enviable elevated mature site with panoramic views over the gardens to Belfast Lough.

The elevated setting ensures complete privacy for the house and gardens from both the coastal path and the road. Conveniently located a short walk to Helen's Bay beach and the coastal paths and Helen's Bay train halt. Bangor town centre and Crawfordsburn are only a short drive, whilst Holywood and Belfast are easily commutable via the A2.

The site extends to approximately 0.8 of an acre and is laid in mature landscaped gardens to the front and rear. The gardens to the rear are perfectly positioned to capture all the afternoon and evening sunshine to sunset with exclusive privacy.

The property offers spacious accommodation over two levels. With all the main accommodation enjoying large picture windows with views to Belfast Lough. The ground floor comprises of; an entrance hall with cloakroom, drawing room with bar, dining room, living room, kitchen with casual dining, home office and conservatory. On the first floor are four large bedrooms, the main bedroom with access to the family bathroom, and a separate shower room facilitates the other bedrooms. The heating is gas fired and windows are double glazed.

All in all, a superb family home occupying a simply outstanding coastal site in one of Northern Ireland's most sought after residential locations.

Viewing is by private appointment and is highly recommended.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Glazed hardwood entrance door and side panels to Entrance Porch.

##### ENTRANCE PORCH:

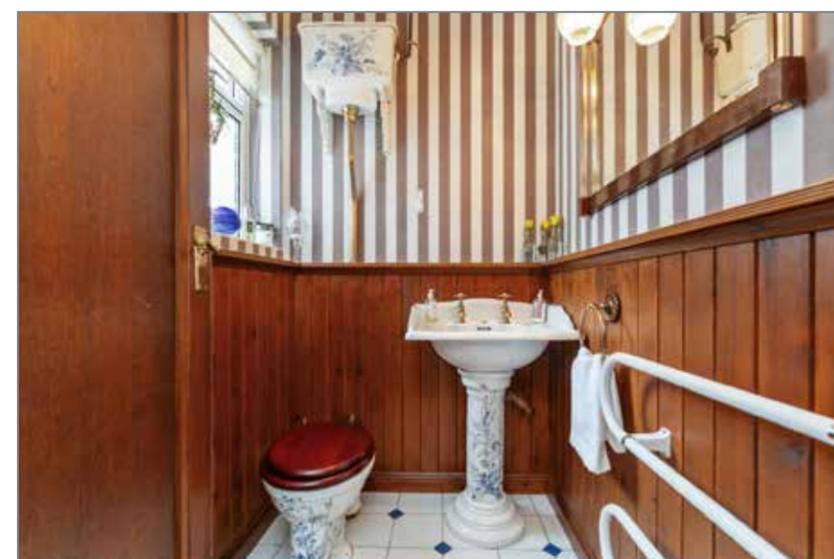
Tiled floor, tiled walls, glazed inner door to Entrance Hall.



##### ENTRANCE HALL:

17' 0" x 12' 5" (5.18m x 3.78m)

Stained oak panelled walls, wall light wiring.



##### CLOAKROOM:

Decorative pedestal wash hand basin and WC, half panelled walls, tiled floor.

**DINING ROOM:**  
**20' 0" x 12' 6" (6.1m x 3.81m)**

Tiled fire surround with open fire and tiled hearth, large picture with panoramic sea views, wall light wiring, double opening door to Drawing Room.



**DRAWING ROOM:**  
**17' 4" x 14' 9" (5.28m x 4.5m)**

Marble fire surround with cast iron inset, gas fire and granite hearth, half panelled walls, built in shelving, bar with granite top and drinks shelving, oak strip floor, recessed lighting, wall light wiring, large picture window with sea views.



**LIVING ROOM:**  
**15' 3" x 12' 10" (4.65m x 3.91m)**

Hardwood fire surround with marble inset, gas fire and marble hearth, large picture window with sea views, wall light wiring, walk in drinks cupboard with shelving.



**KITCHEN WITH CASUAL DINING:**  
**14' 11" x 13' 8" (4.55m x 4.17m)**

High and low level units with marble worktops, 1.5 drainer sink unit with mixer taps, access for electric range with tiled splashback with concealed extractor canopy, island with casual dining, tiled floor, recessed lighting, access to rear Entrance Hall.





**WALK IN PANTRY:**  
**6' 5" x 4' 7" (1.96m x 1.4m)**

Space for fridge freezer, built in shelving.

**STUDY:**  
**12' 6" x 8' 8" (3.81m x 2.64m)**

Wall light wiring, double opening glazed doors to Conservatory.

**CONSERVATORY:**  
**19' 10" x 12' 5" (6.05m x 3.78m)**

Wood strip flooring, double opening patio doors to gardens.



**REAR ENTRANCE HALL:**  
Barn style entrance door to front, tiled floor.

**UTILITY ROOM:**  
**12' 7" x 7' 10" (3.84m x 2.39m)**

High and low level fitted units, single drainer sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

**BOILER ROOM:**  
Gas boiler, tiled floor.

**GARAGE:**  
**15' 5" x 11' 1" (4.7m x 3.38m)**

Up and over door.

**STORE:**  
**15' 0" x 5' 6" (4.57m x 1.68m)**

**FIRST FLOOR**

**LANDING:**  
Shelved linen cupboard.





**BEDROOM (1):**  
20' 0" x 12' 11" (6.1m x 3.94m)

Fitted wardrobes and bedside tables, large picture window with sea views. Access to Bathroom.



**BEDROOM (3):**  
12' 10" x 9' 6" (3.91m x 2.9m)

Large picture window with sea views, storage cupboard.



**BATHROOM:**  
17' 1" x 6' 4" (5.21m x 1.93m)

Suite comprising of: WC, bidet, wash hand basin, sunken jacuzzi bath with mixer taps and hand held shower fitment, fully tiled walls, recessed lighting.



**SHOWER ROOM:**

Low flush WC, pedestal wash hand basin, large walk in shower with chrome overhead and hand held fitments, tiled floor, fully tiled walls, chrome heated towel radiator, recessed lighting.



**BEDROOM (2):**  
14' 0" x 12' 9" (4.27m x 3.89m)

Fitted wardrobes and drawers, large picture window with sea views.

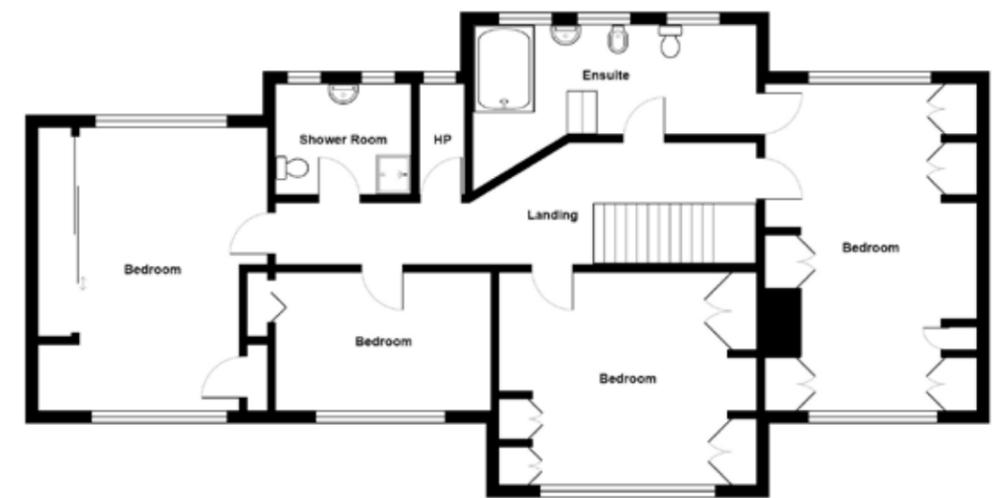
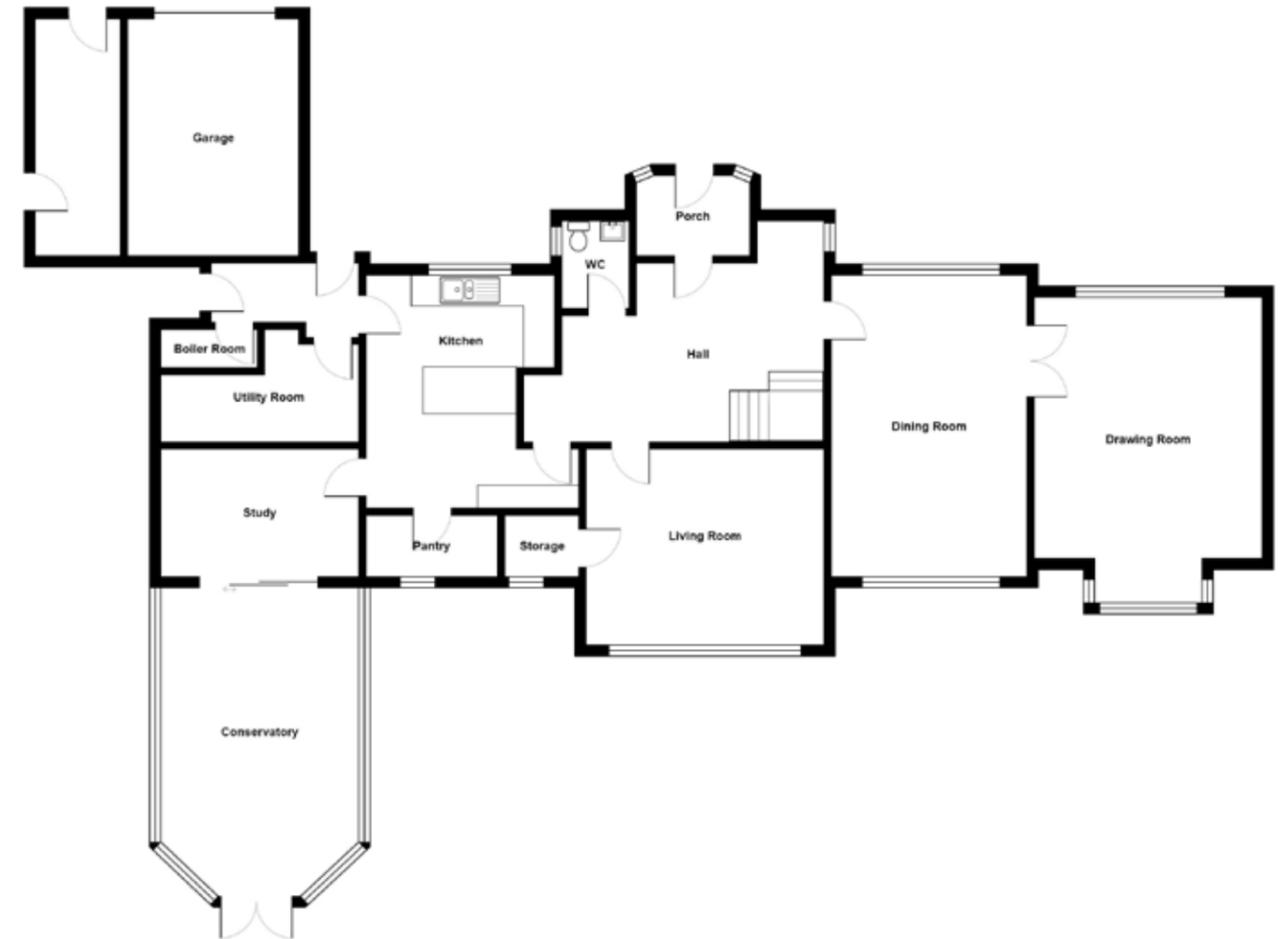


**BEDROOM (4):**  
17' 0" x 11' 2" (5.18m x 3.4m)

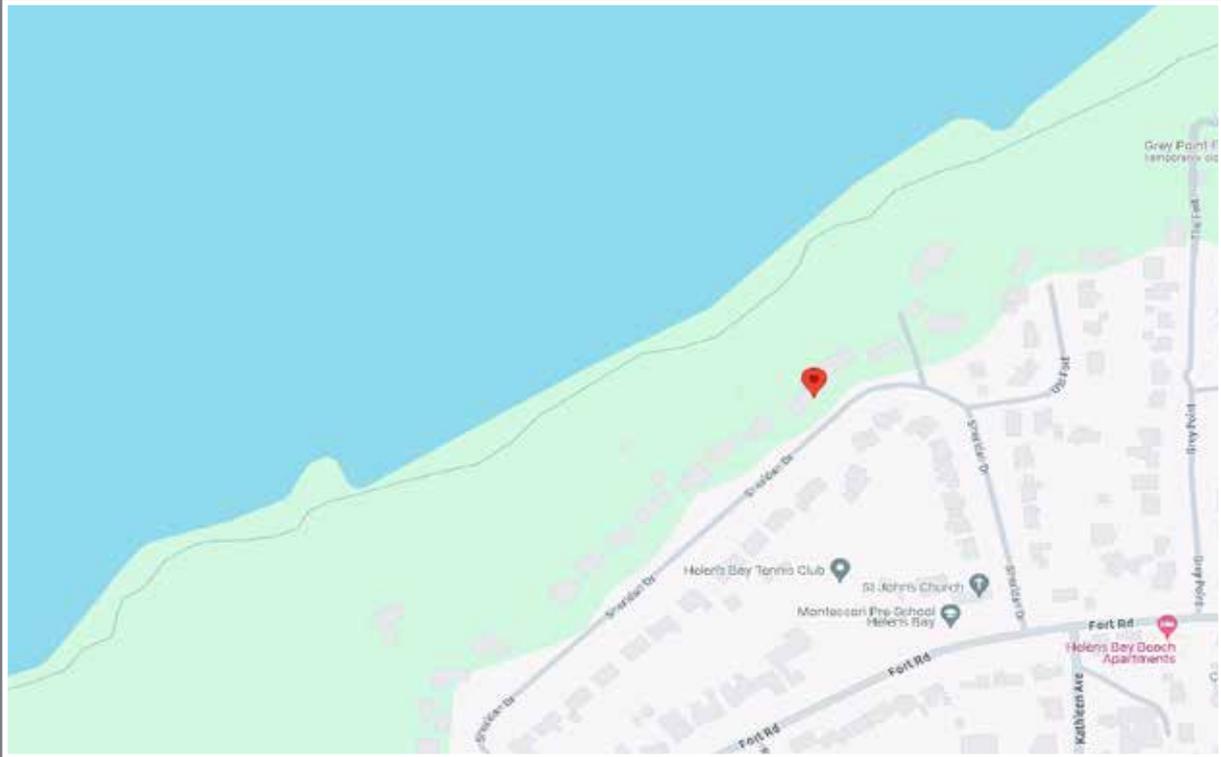
Built in mirrored sliding wardrobes. Large picture window with sea views.







# 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

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REF: TB/C/24/AN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 61 D      |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

EPC REF: 8904-1514-8102-0917-8102

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