



This exceptional first and second floor duplex apartment known as "The Fairways" occupies an excellent situation on Church Road, Helen's Bay. The property is bright and spacious and offers superb accommodation, finished to the highest of standards throughout.

The contemporary open plan lounge and dining room leads to a balcony that enjoys outstanding views of the golf course, Belfast Lough and beyond. Externally, the grounds are beautifully maintained with excellent parking facilities to the rear for both residents and visitors.

The apartment is within minutes of Crawfordsburn County Park, Helen's Bay Beach, the Golf Club and Train Station; and adjoins the historic Clandeboy Avenue. It is within a 25 minute commute, by road or rail, of Belfast and is only 15 minutes by train to Belfast City Airport. This delightful property offers a peaceful haven after a busy day or week and is certain to appeal to a wide range of purchasers.

Early viewing is a must to avoid disappointment.

Offers Over
£495,000

Apt 5, The Fairways,
40 Church Road,
BANGOR,
BT19 1TP

Viewing by
appointment
through agent
028 9042 4747

- Superb Duplex Apartment on the First & Second Floor
- Panoramic Views over Helen's Bay Golf Club & beyond over Belfast Lough
- Spacious Lounge / Dining Room with Sliding Doors to the Balcony
- Modern Kitchen with Range of Integrated Appliances
- Bedroom with Dressing Room on First Floor
- White Bathroom Suite
- Principal Bedroom with Picture Window and Ensuite Shower Room
- Further Bedroom and Guest Bedroom with Ensuite Shower Room
- Excellent Eves Storage on the Second Floor
- Double Glazed Windows
- Gas Fired Central Heating - can be operated via Hive App on mobile
- Residents and Visitor Parking
- Well Tended Communal Gardens
- Popular & Sought After Helen's Bay Location



The Property Comprises:

Entrance

ENTRANCE HALL: Stairs to first floor. Front door.
Cloaks cupboard.



First Floor

"L" SHAPED LOUNGE/DINING: 22' 11" x 22' 10" (6.98m x 6.96m) Stone fireplace with gas coal fire and granite hearth. Sliding doors to balcony with LED lighting. From dining area archway to...



KITCHEN 13' 0" x 9' 0" (3.96m x 2.74m) Fully fitted modern wood effect kitchen with excellent range of high and low level units, laminate work surfaces, 1.5 bowl stainless steel sink unit with mixer tap, integrated dish washer, larder cupboard, Worcester gas fired boiler, oven and grill, 4 ring gas hob with extractor fan and canopy, integrated fridge/freezer, ceramic tiled floor, part tiled walls, display shelving.



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UTILITY ROOM: Further range of units, plumbed for washing machine, space for tumble dryer, part tiled walls, ceramic tiled floor, shelving broom cupboard.

BATHROOM: White suite comprising panelled bath with mixer tap and telephone hand shower, shower screen, low flush WC, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, LED lighting, extractor fan.



BEDROOM (2): 13' 0" x 9' 0" (3.96m x 2.74m)

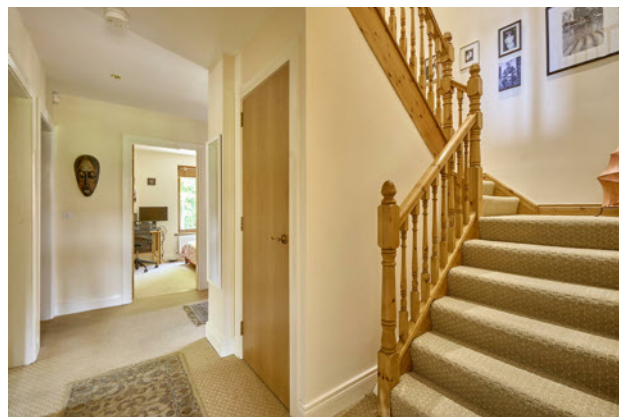
DRESSING ROOM: 9' 0" x 5' 0" (2.74m x 1.52m)



HALLWAY: Stairs to upper level.

Upper Level

PRINCIPAL BEDROOM 14' 0" x 18' 11" (4.27m x 5.77m) At widest points. Low voltage spotlights. Panoramic views of the Lough and golf course. Feature wood panelled wall with sensor lighting, reading lights, concealed storage into eaves.



ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, pedestal wash hand basin, low flush WC, ceramic tiled floor, fully tiled walls. Linen cupboard with built in storage, vanity cupboard. Pressurised water system.



BEDROOM (3): 10' 0" x 9' 0" (3.05m x 2.74m)

Reading light.



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BEDROOM (4): 15' 0" x 14' 0" (4.57m x 4.27m) Feature wood panelled wall with reading lights over bed, concealed storage into eaves.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, low flush WC, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, LED lighting, extractor fan.

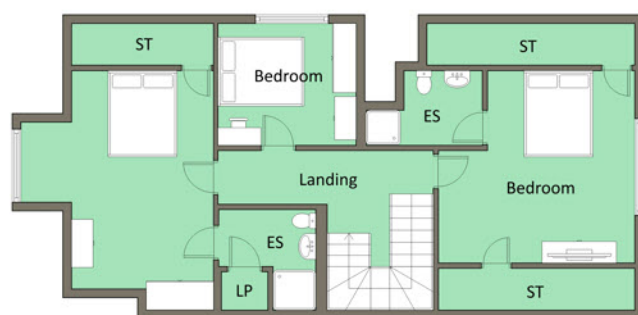
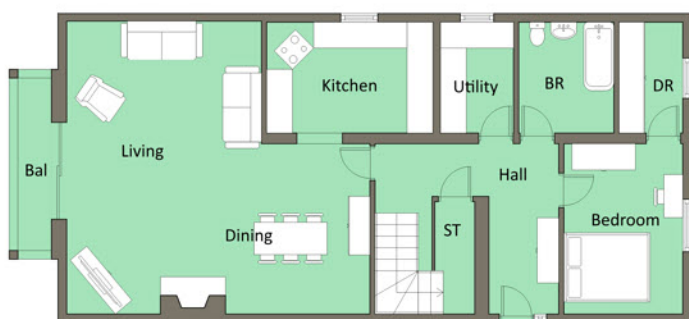


LANDING: Access to roofspace.

Outside

OUTSIDE: Manicured communal gardens laid in lawns, shrubs etc. Bin storage area. Resident and visitor parking.





Location:

Travelling from Hollywood along the dual carriageway, turn left at traffic lights onto Craigdarragh Road. Continue to the very bottom of this road where it becomes Fort Road and veer right into Church Road. Fairways is on right hand side.

Management company

Brackenwood Estate Management.

Management Fee: £750 per annum.

Additional information: (Building insurance, paid last November to Brackenwood, was £186.26.

High energy efficient gas boiler and hot water tank installed approximately 3 years ago - annually serviced.)

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
www.templetonrobinson.com



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