



This exceptional First and Second Floor Duplex Apartment 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 Clandeboye 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. Viewing is highly recommended.

Offers Around  
£350,000

Apt 4 Fairways,  
40 Church Road,  
Helens Bay,  
BT19 1TP

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Viewing by  
appointment  
through agent  
028 9042 4747

- Spacious First/Second Floor Duplex Apartment in Superb Development
- Stunning Panoramic Views of Belfast Lough and Golf Course
- Open Plan Lounge/Dining Room with Feature Fireplace and Balcony
- Luxury Modern Fitted Kitchen
- Master Bedroom with Ensuite Shower Room and Dressing Room
- Additional 3 Bedrooms and 2 further Bathrooms
- Phoenix Natural Gas Central Heating
- uPVC Double Glazed Oak Effect Windows
- Within a short Walking Distance to Station Square, Railway Halt and Beach
- Own Front Door
- Rear Communal Gardens, Visitor and Resident Car Parking
- Superb Location



## The Property Comprises:

### First Floor

HARDWOOD DOUBLE GLAZED FRONT DOOR TO . . .

ENTRANCE HALL: Cloakroom downstairs.



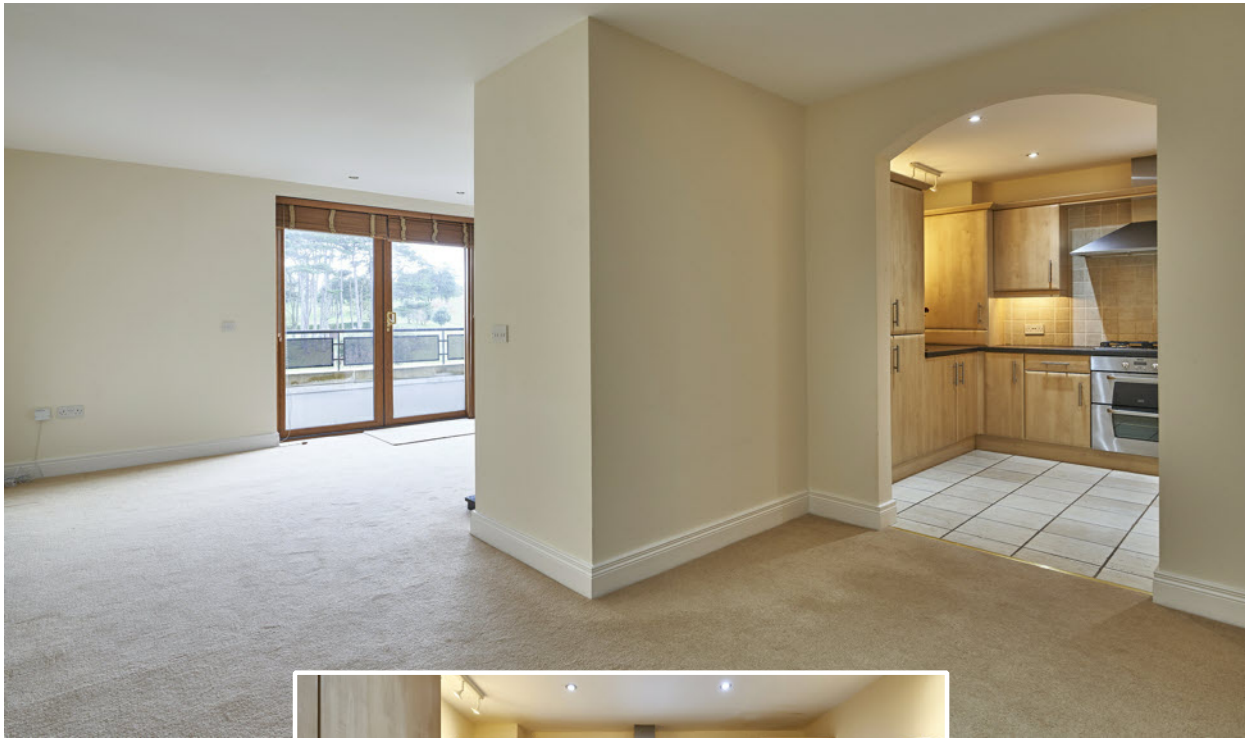


LOUNGE: 23' 0" x 12' 5" (7.01m x 3.78m) Outstanding views of golf course, Belfast lough and beyond, attractive feature fireplace with hardwood mantel and surround, marble inset and heart, piped for gas fire, recessed low voltage spotlighting, uPVC double glazed sliding patio doors to balcony, open plan to . . .

DINING ROOM: 12' 7" x 8' 3" (3.84m x 2.51m)



KITCHEN: 10' 10" x 10' 2" (3.3 x 3.1) Luxury modern fully fitted kitchen with excellent range of high and low level units, laminate work surfaces, Franke single drainer 1.5 bowl stainless steel sink unit with mixer taps, Creda built-in double oven, Whirlpool 4-ring gas hob, stainless steel extractor fan, Ignis integrated dishwasher, integrated fridge/freezer, recessed low voltage spotlighting, ceramic tiled floor, part tiled walls, concealed lighting, gas fired boiler.



BEDROOM (4) / DINING ROOM: 15' 0" x 9' 9" (4.57 x 2.97) Recessed low voltage spotlighting.





BATHROOM: White suite comprising panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, low flush wc, integrated washing machine, ceramic tiled floor.



Second Floor



MASTER BEDROOM: 14' 9" x 12' 7" (4.5m x 3.84m) Excellent lough views.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, pedestal wash hand basin, low flush wc, ceramic tiled floor.

DRESSING ROOM: Pressurised water system 8'10 x 4'8.



BEDROOM (2): 11' 8" x 8' 9" (3.56m x 2.67m)



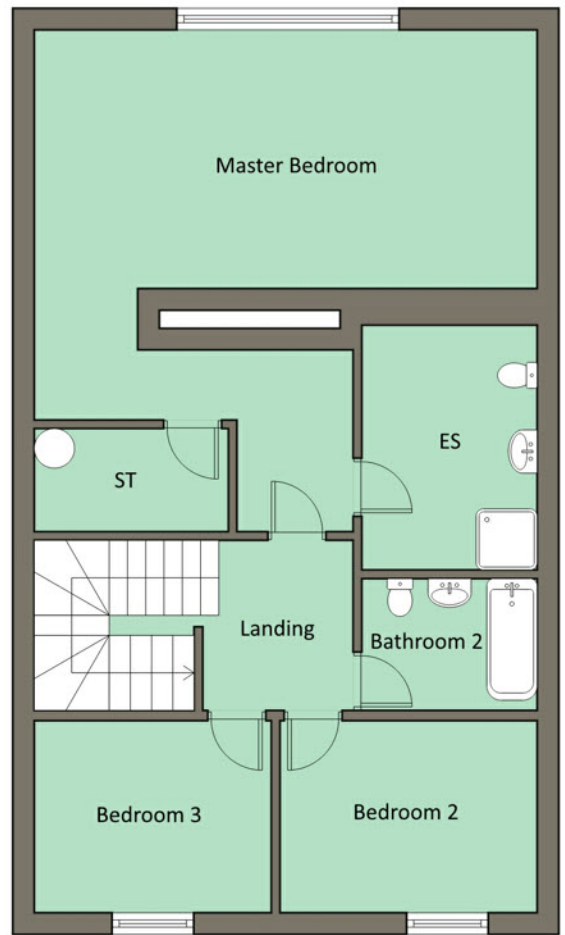
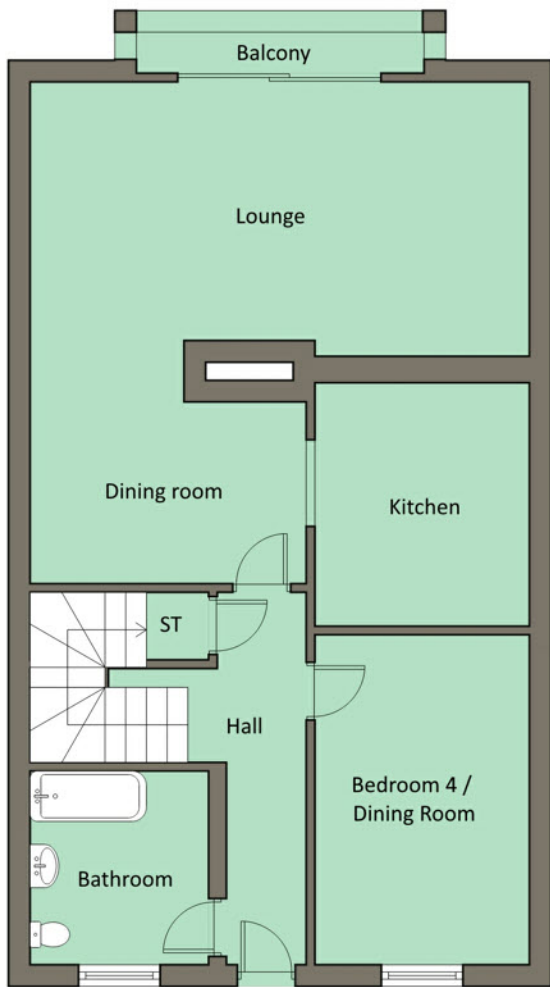
BEDROOM (3): 10' 9" x 8' 9" (3.28m x 2.67m)



BATHROOM: White suite comprising panelled bath with mixer tap, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls.



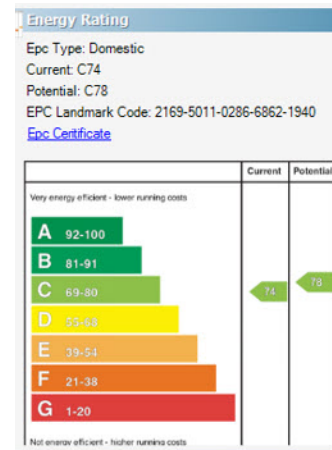




Outside

Rear communal gardens, visitor & resident car parking.





## Location:

Travelling from Holywood along the dual carriageway, turn left at traffic lights onto Craigdarraigh 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.

North Down - 028 9042 4747

## Other Branches

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700

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



## With You Every Step of the Way



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