



This attractive split level detached family home occupies a superb site with extensive level gardens laid in lawns, mature shrubs etc. The property is situated on the ever popular Fort Road an address that is extremely sought after due to it's convenience to local village shops, amenities, churches and the renowned costal path for the walking enthusiast.

Internally the property although in need of some modernisation offers spacious family accommodation but could easily be extended if required subject to necessary building approvals. Of particular note is the lounge on the upper level which enjoys lough glimpses & the choice of either three or four bedrooms, master with ensuite shower room. Externally the site is superb & ideal for young growing family.

With so much on offer we anticipate strong demand therefore early viewing is advised to avoid disappointment.

Offers Around
£365,000

35 Fort Road,
Helens Bay,
BT19 1TR

Viewing by
appointment
through agent
028 9066 3030



- Attractive Split Level Detached Villa
- Adaptable accommodation depending on your needs
- Lounge on upper level with lough glimpses
- Three Well Proportioned Bedrooms, Master with ensuite shower room
- Bed 4 or Snug on Upper Level
- Spacious Kitchen with Casual Dining Area / Dining Room
- Family Bathroom
- Double Glazed Windows / Oil Heating
- Integrated Double Garage - additional driveway parking
- Superb Level Gardens in lawns, shrubs etc
- Popular and Sought after Location

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Terracotta tiling.

ENTRANCE HALL: Cloaks cupboard.



KITCHEN: 13' 4" x 12' 3" (4.06m x 3.73m) Modern fitted kitchen with excellent range of high and low level units, laminate work surfaces, stainless steel sink unit with mixer tap and double drainer, plumbed for dishwasher, space for fridge and freezer, extractor fan and canopy, Belling cooker, part tiled walls, tiled effect flooring. Casual dining area, door to rear porch with steps to garage.



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BEDROOM (1): 45' 7" x 40' 4" (13.9m x 12.3m) Double built-in robe with cupboards above.



ENSUITE SHOWER ROOM: Walk-in shower cubicle with thermostatic shower unit, pedestal wash hand basin, low flush wc, fully tiled walls.

BATHROOM: Coloured suite comprising panelled bath with mixer tap and telephone hand shower, vanity unit, low flush wc, fully tiled walls.

BEDROOM (2): 11' 0" x 10' 9" (3.35m x 3.28m) Wall to wall built-in robes, drawers, cupboards etc.



BEDROOM (3): 11' 8" x 10' 7" (3.56m x 3.23m) Built-in robe with cupboard above.



DINING ROOM: 14' 7" x 11' 9" (4.44m x 3.58m) (into bay window).

From hall stairs to upper level.



LOUNGE: 18' 5" x 12' 4" (5.61m x 3.76m) Scrabo stone fireplace with tiled hearth and open fire, cornice ceiling, lough glimpses.



SNUG/BEDROOM (4): 12' 8" x 6' 0" (3.86m x 1.83m)



Outside

Driveway leading to ample parking for several cars to front.

DOUBLE GARAGE: 18' 6" x 18' 5" (5.64m x 5.61m) (to include utility area). Twin up and over doors, utility area to the rear plumbed for washing machine, boiler room with oil fired boiler.

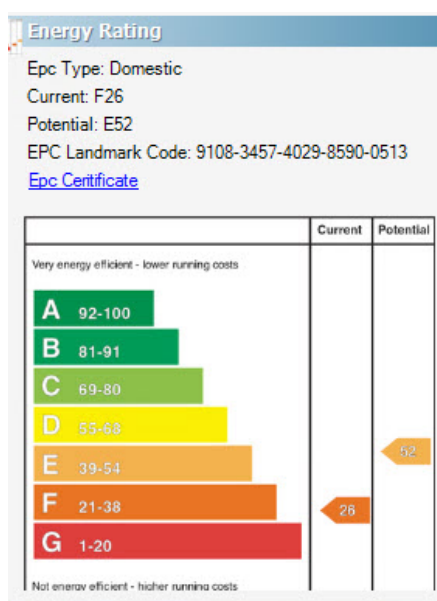
Front garden laid in lawns, level rear garden laid in lawn bordered by flower beds.





Location:

From A2 Belfast-Bangor Road, turn left into Craigdarragh Road and continue onto Fort Road and number 35 is on the left hand side.



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