



4 Sheridan Manor,  
Helens Bay,  
BANGOR,  
BT19 1WB

Offers Around  
£575,000

Viewing by  
appointment with  
& through agent  
028 90 642 4747









This handsome red brick detached family home extending to approximately 3000 sq ft occupies a choice site within an exclusive modern development of only five properties. The property has been cleverly designed to create a spacious and comfortable home. On entering the home one is immediately struck by the bright good sized reception hall while further investigation reveals well proportioned spacious living rooms combined with four double bedrooms, of particular note is the family kitchen with casual dining and family area, with adjacent playroom. All of which is further enhanced by the private, secure and enclosed rear gardens with

sheltered side patios.

Situated in a most desirable position and withing walking distance of the beach and delightful coastal walks, Crawfordsbrun County Park and local tennis and golf clubs and the railway halt are all close by of which combine to create a very special family home.









- Attractive Well Maintained Detached Family Home in Fabulous Location
- Ground Floor Dining Room/Office
- Family Kitchen with Casual Dining & Family Area
- Playroom/Snug with Access to Garage
- Mezzanine Level Lounge with Sea Views
- 4 Double Bedrooms to Include Master Bedroom with Ensuite Shower Room
  - Large Floored Roofspace
  - First Floor Laundry Room
- Integral Double Garage with Central Heating
- Zoned Gas Fired Central Heating
  - uPVC Double Glazing
- Spacious Sunny Site with Private Enclosed Rear Gardens & Sheltered Side Patios

Telephone 028 9066 3030  
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The Property Comprises:

## Ground Floor

Front door to . . .

SPACIOUS RECEPTION HALL: Solid oak flooring, storage under stairs.

CLOAKROOM: Low flush wc, vanity unit with mixer tap, ceramic tiled floor, part tiled walls.

Double doors to . . .

DINING ROOM/OFFICE: 17' 1" x 13' 5" (5.2m x 4.1m) Solid oak wood floor.

MODERN FULLY FITTED KITCHEN OPEN PLAN TO CASUAL DINING & FAMILY AREAS: 20' 8" x 20' 0" (6.3m x 6.1m) Excellent range of high and low level units, wood block effect worktops, Carron Phoenix single drainer sink unit, Bosch built-in oven, five ring gas hob, Bosch stainless steel extractor fan, Breville combination microwave, integrated dishwasher, concealed lighting, island unit with breakfast bar, hole in wall fireplace ( could be re-opened), piped for gas fire, solid oak wood flooring, uPVC double glazed door. Patio doors to side patio and garden.

PLAY ROOM: 11' 10" x 10' 2" (3.6m x 3.1m) Solid oak wood flooring, service door to garage.

## Upper Ground Floor

LOUNGE: 19' 4" x 17' 1" (5.9m x 5.2m) Feature wood burning stove, sea views.

## First Floor

### LANDING:

MASTER BEDROOM: 20' 4" x 19' 8" (6.2m x 6m) (at widest points).

ENSUITE SHOWER ROOM: Fully tiled built-in walk-in shower cubicle with built-in shower, low flush wc, vanity unit, heated towel rail, heated ceramic tiled floor, Velux window.

BEDROOM (2): 12' 6" x 11' 2" (3.8m x 3.4m)

BEDROOM (3): 14' 1" x 12' 2" (4.3m x 3.7m) Slingsby type ladder to floored roofspace.

BEDROOM (4): 17' 1" x 13' 1" (5.2m x 4m)

FAMILY BATHROOM: Modern white suite comprising free standing bath with mixer tap and telephone hand shower, low flush wc, vanity unit, fully tiled shower cubicle, built-in shower unit, ceramic tiled floor, linen cupboard with radiator.

LAUNDRY ROOM: Plumbed for washing machine.





















## Outside

Block paviour driveway to . . .

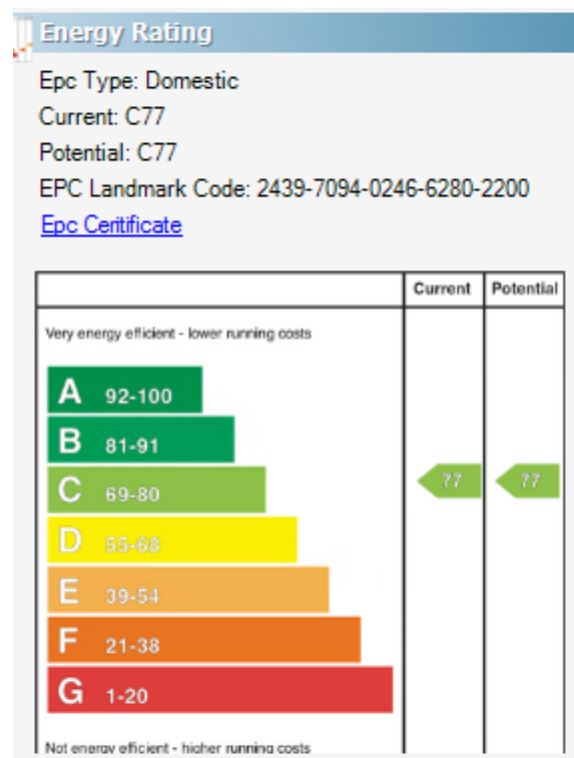
INTEGRAL DOUBLE GARAGE: 20' 0" x 19' 8" (6.1m x 6m) Electric up and over door, light and power, ceramic tiled floor, central heating, new Worcester gas fired boiler, pressurized Mega Flo water tank.

Good sized private and mature front and side gardens. Rear gardens in lawns and flower beds, two feature sheltered private side patios, outside lights and tap.





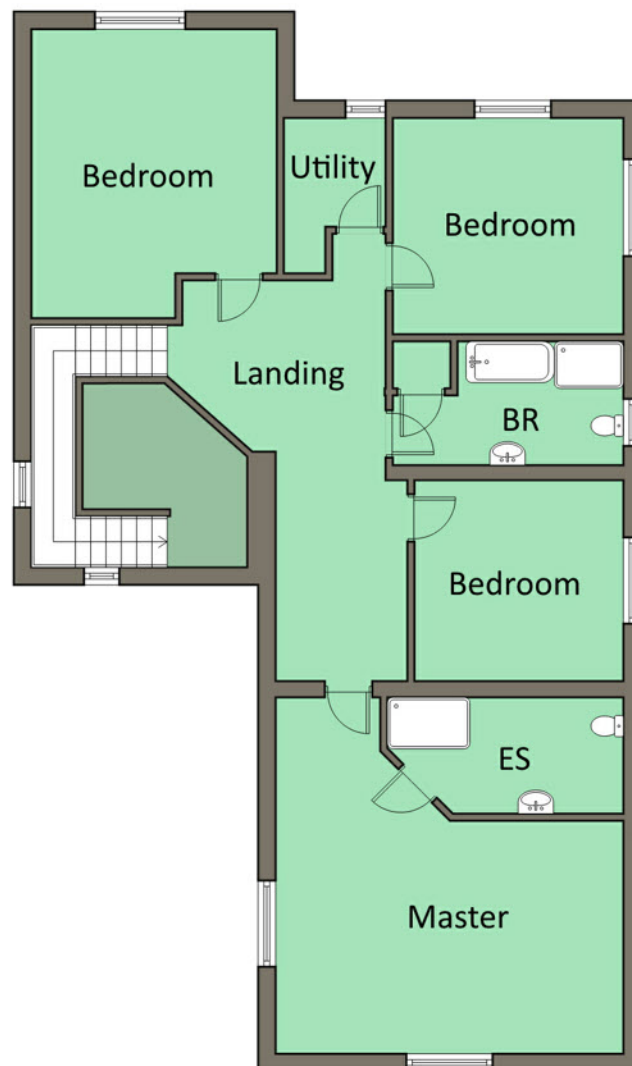
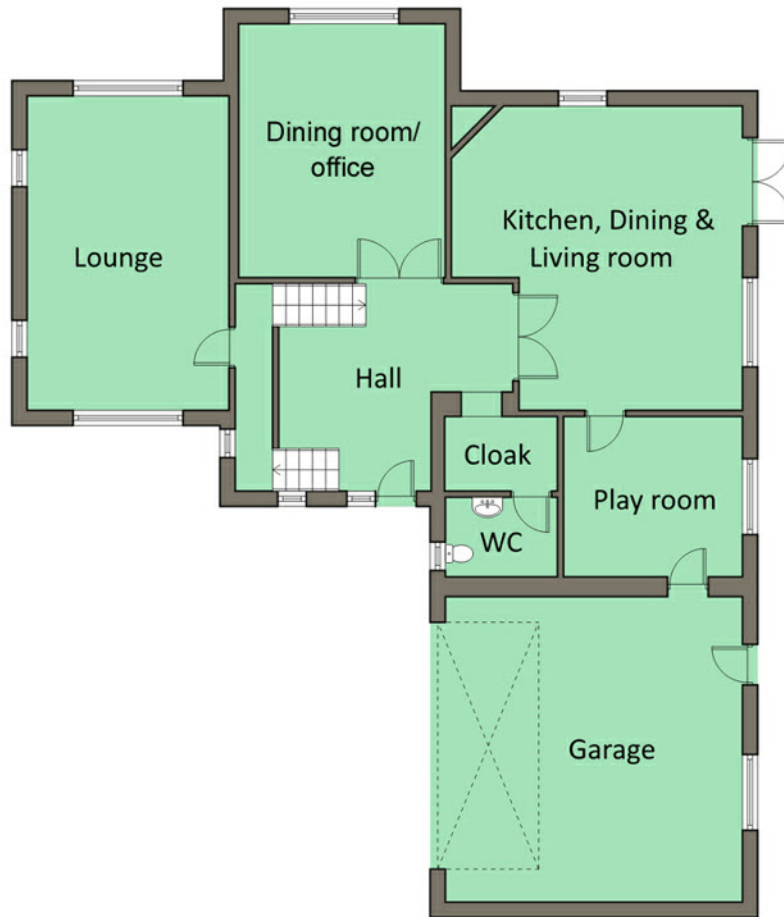




Location:

Travelling from Belfast towards Bangor on the A2, turn left into Craigdarrah Road and continue onto Fort Road. Sheridan Manor is on the right hand side just after Bridge Road.





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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