

HOUSE THREE CRAIGDARRAGH RISE, HELEN'S BAY, BT19



TEMPLETON
ROBINSON



OFFERS AROUND £1,195,000

Craigdarragh Rise is a stunning development of three luxurious homes on a secluded site off Craigdarragh Road, Helen's Bay. Set back from the main road in a quiet and secluded position, the development is accessed via a private lane and gated entrance.

Step into this stunning home and be greeted by a welcoming entrance hall, with a spacious sitting room on one side and a separate snug/playroom on the other. Across the hallway lies the generously sized kitchen, dining, and living room - truly the heart of the home. The kitchen is fully equipped with state-of-the-art appliances, including a Quooker tap, Bora induction hob, and integrated appliances. Modern family needs are well catered for with a separate pantry, a large utility room, a boot room, and a cloakroom.

On the first floor, you'll find the wonderfully spacious principal bedroom suite with an en suite full bathroom and dressing room. There are three additional double bedrooms, each with en suite shower rooms. The first floor also offers ample storage throughout, including a dedicated space for a desk and bookcase.

The property features a private garden with both morning and evening terraces, allowing you to enjoy the sun all day long. Driveway parking and an attached garage complete this impressive specification.







- Secluded site with a private lane and gated entrance
 - Emphasis on natural light and entertaining space
 - Spacious sitting room and separate snug/playroom
- Expansive open-plan living, dining, and kitchen area with sliding doors to gardens and terrace
 - Fully equipped kitchen with Quooker tap, Bora induction hob, and Siemens integrated appliances
- Separate pantry, large utility room and cloakroom for modern family needs
- Wonderfully spacious principal bedroom suite with en suite full bathroom and dressing room
 - Three additional double bedrooms, each with en suite shower rooms
 - Ample storage throughout, including dedicated space for desk and bookcase
- Underfloor heating to ground and first floor with heated towel rails to ensuites and shower
 - Private garden with morning and evening terraces for all-day sun enjoyment
- House and garage finished in a variety of brick, render, timber and zinc cladding
 - Driveway parking and attached garage
 - Garage with power and water supply
 - Air source heat pump
- Option to purchase a furniture package with the house, providing a complete move-in-ready experience





THE PROPERTY COMPRISES:

GROUND FLOOR

Composite front door to . . .

RECEPTION HALL: Ceramic tiled floor, skylight. Storage cupboard under stairs.

EXPANSIVE MODERN KITCHEN OPEN PLAN TO LIVING AND DINING AREAS: 21' 12" x 37' 5" (6.7m x 11.9m). Luxury kitchen designed by Robinsons Interiors with sleek matte black cabinets, Silestone/natural stone worktops, Siemens integrated appliances to include Bora touch control induction hob with downdraft extractor, fridge/freezer, dishwasher, electric oven and combination microwave oven. Quooker tap - instant hot water provision, coordinating Franke sink with black hardware, Leicht metallic grey cutlery insert. Sliding doors to morning and evening patios, ceramic tiled floor, recessed spotlights, island pendant lights, built in media wall.

WALK IN PANTRY: 10' 8" X 10' 2" (3.1m x 3.25m) Excellent range of built in shelving

UTILITY / BOOT ROOM: (3.04m x 1.73m) Laminate worktop with matching upstand, Blanco single bowl stainless steel sink, Blanco single mixer tap in chrome

PLAY ROOM/SNUG: 16' 9" x 13' 1" (5.1m x 4m)

LOUNGE: 18' 8" x 18' 1" (5.7m x 5.5m) Sliding doors to rear garden. Built in media unit.

CLOAKROOM: 7' 3" x 6' 7" (2.2m x 2m) Sanitary ware and vanity units by Ideal Standard, rimless fully back to wall wc with soft close seats, Aqualia black taps and fittings, LED illuminated sensor touch mirrors with demister function.







FIRST FLOOR

PRINCIPAL BEDROOM: 14' 12" x 18' 8" (4.56m x 5.7m) (at widest points) Sliding doors to Juliet balcony with views over countryside and across Belfast Lough

DRESSING ROOM: 12' 10" x 5' 10" (3.9m x 1.78m) Wall to wall range of built in wardrobes and built in dressing table

ENSUITE BATHROOM: 18' 1" x 5' 7" (5.5m x 1.7m) Sanitary ware and vanity units by Ideal Standard, rimless fully back to wall wc with soft close seats, Aqualia black taps and fittings, LED illuminated sensor touch mirrors with demister function, black shower enclosures including black shower valves and shower heads, black heated towel rails, Adamsez free standing bath with freestanding bath and shower mixer

BEDROOM (2): 12' 6" x 15' 9" (3.8m x 4.8m) (at widest points)

ENSUITE SHOWER ROOM: 8' 6" x 4' 7" (2.6m x 1.4m) Sanitary ware and vanity units by Ideal Standard, rimless fully back to wall wc with soft close seats, Aqualia black taps and fittings, LED illuminated sensor touch mirrors with demister function, black shower enclosures including black shower valves and shower heads, black heated towel rails

BEDROOM (3): 12' 6" x 15' 9" (3.8m x 4.8m) (at widest points)

ENSUITE SHOWER ROOM: 8' 6" x 4' 7" (2.6m x 1.4m) Sanitary ware and vanity units by Ideal Standard, rimless fully back to wall wc with soft close seats, Aqualia black taps and fittings, LED illuminated sensor touch mirrors with demister function, black shower enclosures including black shower valves and shower heads, black heated towel rails

BEDROOM (4): 12' 6" x 15' 9" (3.8m x 4.8m) (at widest points)

ENSUITE SHOWER ROOM: 8' 6" x 4' 7" (2.6m x 1.4m) Sanitary ware and vanity units by Ideal Standard, rimless fully back to wall wc with soft close seats, Aqualia black taps and fittings, LED illuminated sensor touch mirrors with demister function, black shower enclosures including black shower valves and shower heads, black heated towel rails

LANDING: Excellent range of built in floor to ceiling storage cupboards.

OUTSIDE

Front and rear patios to enjoy the sun throughout the day, private rear garden in lawns.





LOCATION:

Travelling towards Bangor on Bangor Road, turn left onto Craigdarragh Road. The development is the first on the left accessed via a private lane.

Nearby amenities include coastal walks and beaches in Helens Bay and Holywood, train stations for easy access to Belfast and Bangor, boutiques, cafes, and restaurants. Ideally located 5 minutes from Helens Bay, 10 minutes from Holywood, 20 minutes from Belfast city centre.



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