



Exceptional upcoming residence in the picturesque Helens Bay, North Down

Impressive circa 5,000 square feet of meticulously designed family living space



AND SEE THE VIEW!





Sophisticated and grand architectural design
 Panoramic views over Belfast Lough and beyond,
 with a feature balcony for elevated views
 Seamless integration of modern comforts with
 timeless design
 Thoughtfully considered details in every aspect of
 the home
 Expansive, beautifully landscaped grounds of
 approximately five acres
 Harmonious blend of indoor and outdoor living
 spaces
 Perfect mix of elegance, luxury, and natural beauty
 Tranquil and private surroundings ideal for
 relaxation
 Ideal setting for entertaining guests in an intimate
 yet grand environment
 Breath-taking location in one of North Down's
 most sought-after areas close to Helens Bay
 beach and Crawfordsburn Country Park



Michael Chandler



Michael Chandler

A Masterpiece of Luxury Living!

Introducing an extraordinary upcoming residence that is set to redefine luxury living in the picturesque area of Helens Bay, North Down. This masterpiece promises to be a home like no other, combining sophistication, grandeur, and architectural brilliance. With an impressive circa 5,000 square feet of meticulously designed family living space, this property is poised to offer an unrivalled lifestyle experience.

Exquisite Design and Panoramic Views

Every detail of this new build has been thoughtfully considered to create a home that exudes elegance and style. The expansive living space will seamlessly blend modern comforts with timeless design, ensuring that every room is not only functional but also a statement of luxury. The property's design will take full advantage of its breath-taking location, offering panoramic views over Belfast Lough and beyond, especially from the feature first floor balcony. Imagine waking up each day to the serene beauty of the lough, with its ever-changing scenery providing a stunning backdrop to your daily life.

A Harmonious Blend of Nature and Luxury

Set within approximately five acres of beautifully landscaped grounds, this residence will offer the perfect blend of natural beauty and refined living. The expansive grounds provide ample space for outdoor activities, whether you wish to relax in the tranquillity of your private surroundings or entertain guests in a setting that is both intimate and grand. The architectural design of the home will ensure that it integrates seamlessly with the landscape, creating a harmonious connection between the indoor and outdoor spaces.

For further details or to express your interest in this extraordinary property, please contact Michael Chandler on 02890 450 550.

This is your chance to own a piece of luxury in Helens Bay, where sophistication, elegance, and natural beauty come together to create a home like no other.



Asking Price £1,795,000

CRAIGDARRAGH MEADOW SPECIFICATION

KITCHEN

- Alwood Luxury High Specification Kitchen including stone worktops.- drawings supplied
- Integrated Neff appliances include electric oven and combination microwave with warming drawer, fridge/freezer and dishwasher.
- LED down lights provided throughout with pendent lights to above breakfast bar and dining area. - LED strip lighting provided to underneath high level kitchen cupboards.
- Tiled floor and patio doors to patio area

UTILITY ROOM

- Matching luxury quality units, laminate worktops and handles.
- Free standing washing machine and tumble dryer

ORANGERY

- Tiled floor with under floor heating
- Patio doors

SANITARY WARE

- Designer sanitary ware by Watershed Macblair with vanity units to main bathrooms and en-suites
- Free standing feature baths to main bathrooms and master bedroom en-suites
- Towel rail to all bathrooms, main en-suites and cloakrooms .Chrome heated towel rails to all other en-suites.
- Plus Touch illuminated mirrors to all bathrooms and en-suites.
- LED down lights provided

HEATING

- Oil fired central heating with smart controller
- Energy efficient boiler
- Underfloor heating throughout ground floor – choice available
- Thermostatically controlled radiators to upper floors

INTERNAL FINISHES

- Internal walls and ceilings with emulsion paint finish
- Traditional panel style internal doors with quality ironmongery
- Deep moulded skirting boards and architraves with paint finish
- Multi-fuel stove fitted in lounges
- Luxury soft touch carpet and underlay in lounge, study, bedrooms, stairs and landings
- Tiled floors to reception hall, kitchen/dining/living area, utility, cloakroom/WC
- Tiled floors and full height wall tiling to bathrooms and en-suites

EXTERNAL FEATURES

- Traditional cavity wall construction
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free and energy efficient PVC double glazed windows with secure locking
- Painted front and rear hardwood double glazed doors
- Bitmac driveways with Tobermore "Country Edge" kerbs
- Lawn areas sown in grass
- Landscape plan incorporating wall detailing, planting and hedging throughout the development
- Flagged patio areas and paths
- Rear outside electrical socket
- Front/driveway external lighting
- Building mounted rear external lighting
- Outside water tap
- Electrically operated entrance gates with intercom

ELECTRICAL FEATURES

- 5 amp socket outlets provided throughout ground floor to facilitate table lights
- Comprehensive range of electrical sockets with brushed metal finish, integrated USB charging points one per room
- Security alarm
- Mains smoke and carbon monoxide detectors.
- BT infrastructure brought into the property for BT fibre
- TV point to all bedrooms, lounge and living areas
- TVs supplied for Digital/Smart TV

REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

513 Ormeau Road, Belfast, BT7 3GU

02890 450 550

property@michael-chandler.co.uk

michael-chandler.co.uk

Michael
Chandler
ESTATE AGENTS