

SOLD



**12 Craigdarragh Road
Helen's Bay
BT19 1UA**

The Agent's Perspective:

"A smart, modern family home to be constructed.

Finished to an exceptional standard and specification the house will also benefit from delightful views over Craefordsburn Country Park to Belfast Lough and beyond.

A real opportunity to purchase a new home with the latest electrical and insulation qualities in this prestigious location."

*Offers around
£445,000*



THE FACTS YOU NEED TO KNOW:

Substantial Family Home C. 2770 Sq Ft Plus Garage.

Four Bedrooms.

Three Reception Rooms.

Cloakroom, Bathroom & En Suite With Duravit Sanitary Ware From Bangor Building Supplies (Featuring Partly tiled Walls And Tiled Floors).

Quality Kitchen From Haldane Fisher With Appliances & Granite Worktops.

NHBC 10 Year Warranty.

Ash Veneer Doors With Contemporary Door Furniture.

Garage With Remote Control Electric Roller Door.

ALSO OF INTEREST:

Red Tumbled Feature 'Cottage Style' Brick.

Elevated Site With Superb Lough Views.

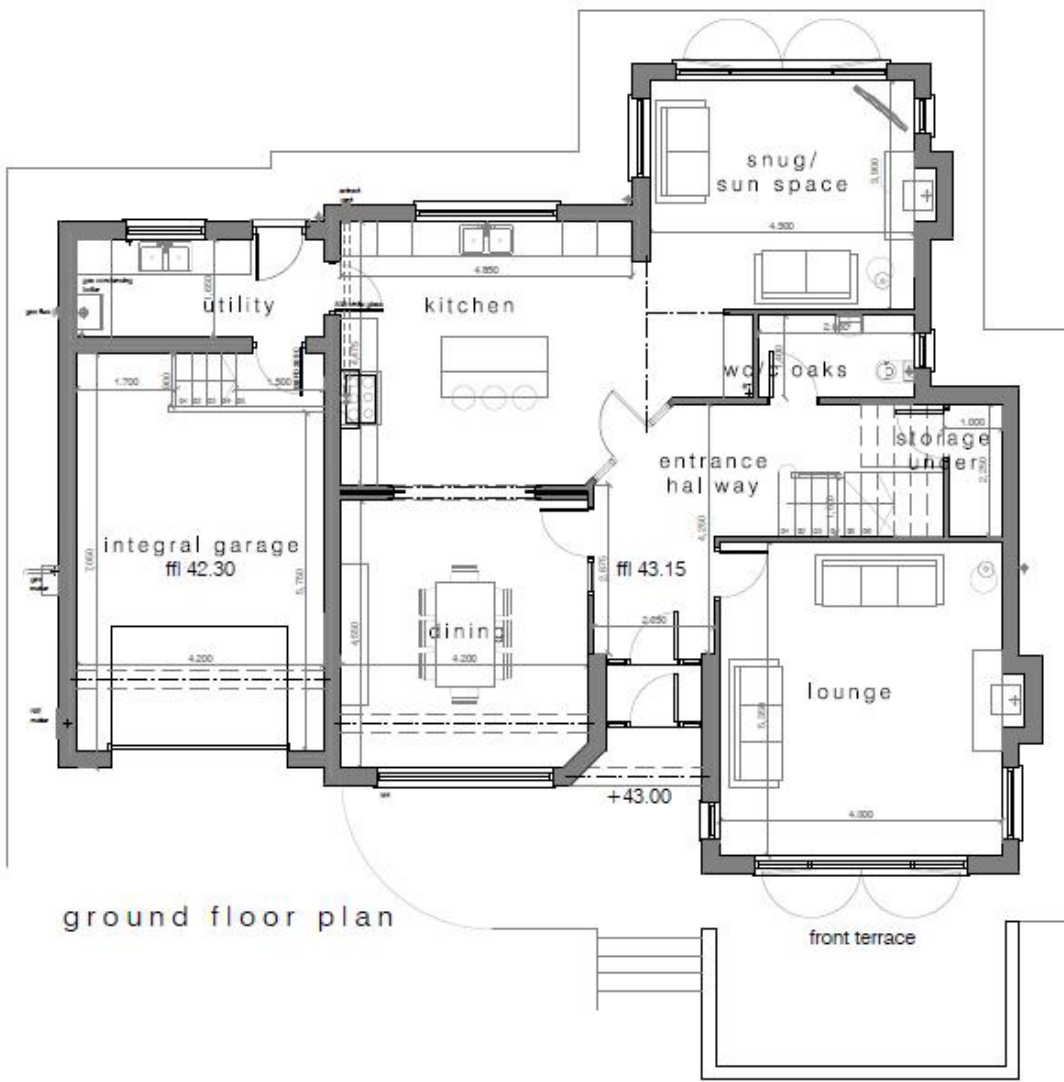
Gas Central Heating With Pressurised Hot And Cold Water System.

Upvc Double Glazing.

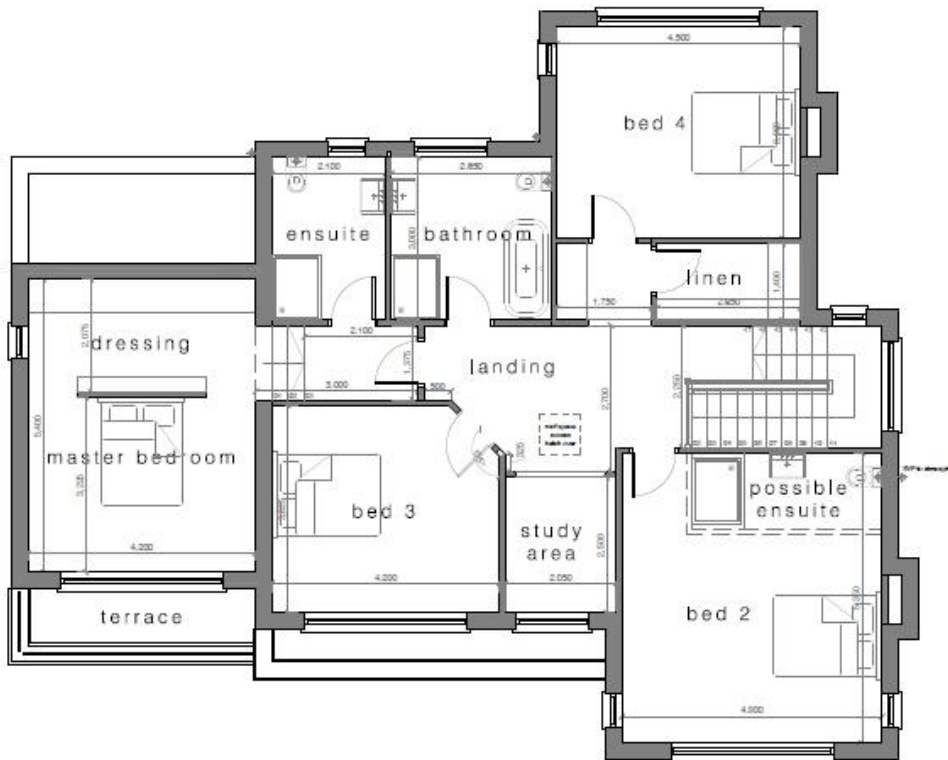
Emulsioned And Painted/Varnished Throughout.

High Level Of Roofspace, Floor And Wall Insulation.

Fireplaces Supplied By Geddis Fireplaces Lisburn.



ground floor plan



first floor plan

View from site



Location: Travelling from Holywood towards Bangor on the Bangor To Belfast dual carriageway turn left into Craigdarragh Road, continue under the railway bridge and No.12 is situated on your right.



Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.