

**RODGERS  
&  
BROWNE**

2 Sheridan Grove, Fort Road  
Helen's Bay BT19 1LN

*offers around £750,000*



*The Agent's Perspective...*

*"This is an unusual and distinctive detached home in a quiet cul de sac just 400 yards from Helen's Bay beach - a haven for 'open water' swimmers, walkers and children*

*The accommodation is flexible to suit most needs and has a ground floor bedroom and ensuite which may be of interest to those with 'future proofing' in mind.*

*Set off by a mature, screened and sunny rear garden, this is a great opportunity and one not to be missed.*

*Telephone to make an appointment to view today"*



**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Living room



Dining room

### *The facts you need to know...*

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Distinctive, detached home of unusual design in a quiet cul de sac of only five homes

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Three bedrooms (one on ground floor) , three reception rooms

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Cloakroom, Bathroom and two ensuite shower rooms

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Oil fired central heating

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Lovely location within a 400 yard stroll of Helen's Bay beach and the coastal path

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Private sunny rear garden and patios

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Integral garage with tarmac drive parking for several cars

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Practical layout with good 'flow' to the accommodation

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Within easy reach of Helen's Bay Golf Club and train station in 'the square'

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Double glazing

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Would equally suit professional or retired couple, young family or those with children at university

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Very popular coastal location within easy commuting distance of Belfast City airport and Belfast city centre

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Luxury kitchen open to dining area



Dining room with double doors to kitchen



Double sided log burning stove

*The property comprises...*

**GROUND FLOOR**

**ENTRANCE HALL:** Tiled floor, recessed lighting

**CLOAKROOM:** Low flush wc, floating wash hand basin, fully tiled walls, tiled floor, extractor, heated towel rail

**DRAWING ROOM:** 22' 3" x 20' 10" (6.78m x 6.35m) (max) Vaulted ceiling, feature fireplace, slate surround, inset electric 'log' fire

**LIVING ROOM:** 16' 6" x 11' 5" (5.03m x 3.48m) High ceiling, double 'French' doors to covered patio, oak wood strip floor, recessed lighting, double sided cast iron, wood burning stove.

**DINING ROOM:** 13' 6" x 12' 6" (4.11m x 3.84m) Oak wood strip floor, recessed lighting, double glazed Velux window, double glass doors to:

**SHAKER STYLE KITCHEN** 20' 3" x 13' 02" (6.17m x 4.01m) (MAX) Extensive range of cream shaker style high and low level cupboards, polished granite worktops, inset 1.5 tub stainless steel sinks, mixer tap, recessed lighting, plumbed for dishwasher, Rangemaster cooker with ceramic top in tiled recess, tiled floor, fridge, double 'French' doors to patio and rear garden. Cloaks cupboard under the stairs.

**BEDROOM (1):** 13' 0" x 12' 9" (3.96m x 3.89m) (approx) Laminate flooring, tall windows looking into rear garden, high ceiling with painted tongue and groove panelling

**ENSUITE SHOWER ROOM:** 8' 0" x 7' 3" (2.44m x 2.21m) (approx.) White suite comprising low flush wc, floating wash hand basin, fully tiled walls, fully tiled shower cubicle, thermostatic shower, tiled floor, chrome heated towel radiator, extractor

Staircase with painted spindles and handrail to first floor



Bedroom 2 with balcony and Lough views

## FIRST FLOOR

**BEDROOM (2): 16' 6" x 14' 0"** (5.03m x 4.27m) Pale grey laminate flooring, double 'French' doors to balcony with superb views over Belfast Lough to Copeland islands and lighthouse, stainless steel handrail and glazed panels

**ENSUITE SHOWER ROOM: 10' 0" x 3' 0"** (3.05m x 0.91m) White suite, low flush wc, floating vanity unit with wash hand basin, fully tiled walls, tiled floor, fully tiled shower cubicle with thermostatic shower, chrome heated towel radiator, extractor

**BEDROOM (3): 11' 0" x 10' 0"** (3.35m x 3.05m) View into rear garden

**BATHROOM: 9' 0" x 6' 6"** (2.74m x 1.98m) White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled walls, twin double glazed Velux windows, panelled bath, thermostatic shower over, tiled floor, chrome heated towel radiator.

## OUTSIDE

**INTEGRAL GARAGE: 20' 3" x 17' 3"** (6.17m x 5.26m) Light, power, roller door. Including utility space plumbed for washing machine. Oil fired central heating boiler. Door to outside and door to entrance hall.

Gardens to front and rear in lawns, flowerbeds, shrubs, rosebeds and screened to rear with hedges. Sunny aspect to rear. Paved patios and barbecue area.



Ground floor Bedroom 1



Bedroom 1 ensuite



Bedroom 3



Bathroom

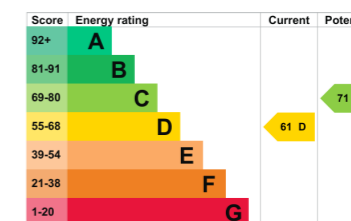
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			●
Is there an annual service charge?			●
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?		●	
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?		●	

## UTILITIES

Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Mobile Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

## ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

**TENURE:** Leasehold

**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2026 /2027 is c. £3,498 per annum

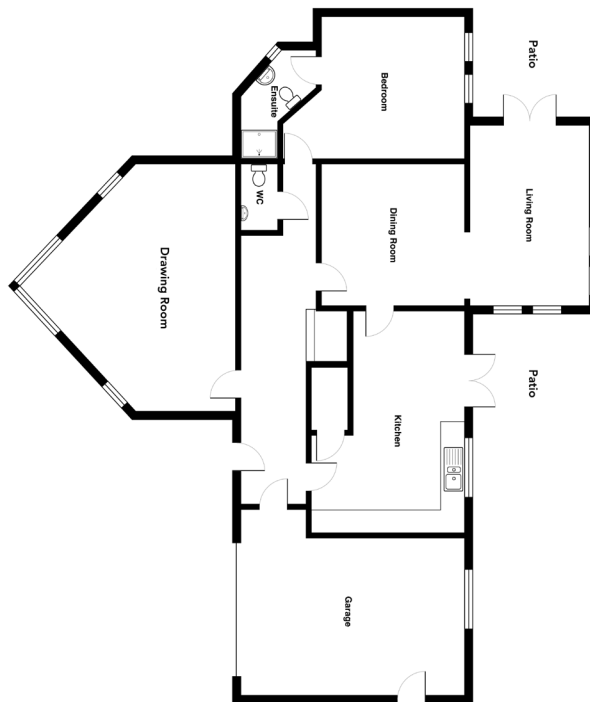
**VIEWING:** By appointment with **RODGERS & BROWNE**.

**Location:** From main Belfast to Bangor (A2) turn as signposted Helen's Bay. This is Craigdarragh Road. Continue under the bridge and head straight on past The Country Park and Sheridan Grove is on right hand side after Kathleen Avenue

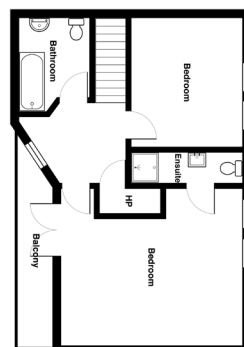


Part covered patio and barbecue area leading to side garden

## Floor plan



Total Area: 201.7 m<sup>2</sup> (2171 ft<sup>2</sup>) (excluding balcony)  
All measurements are approximate and for display purposes only



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