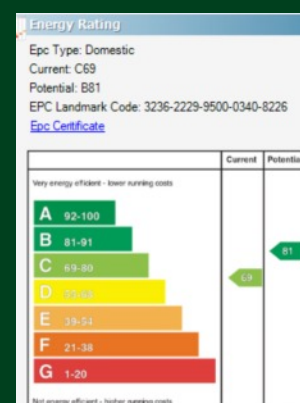




‘Trá Bella House’,
7 Bridge Road,
Helen’s Bay,
BT19 1TW

Offers Around
£650,000

Viewing by
appointment with
& through agent
028 90 424747





Set back from the road, this elegant Victorian semi-detached residence offers an elusive blend of privacy and convenience nestled within the heart of Helen's Bay.

Occupying a fine level site, the property is approached via a sweeping tarmac driveway bordered by mature trees. Having been the subject of a recent renovation by the current owners, the property still retains an abundance of character, grandeur and charm. Features include notably high ceilings, bay windows, corbeling, corbels, and ceiling roses. Upgrades include enhanced insulation throughout, Arroll radiators, and engineered oak wood flooring laid herringbone plus new bathrooms. Finished in a way that compliments the

original home, the property is beautifully presented and tastefully decorated throughout. Externally, a detached garage reconfigured to a garage with gym.

A highly convenient yet quiet location, just a few minutes walk away from Station Square railway halt for commuting for work or school to Belfast and Bangor. It is also nearby to Crawfordsburn Country Park and Helen's Bay Golf Club. Of particular note is the rear access which gives easy access to the beach within a few minutes walk. The city Bangor is also nearby and offers a variety of amenities including shops, restaurants, leisure centre, churches and range of schools. A truly tremendous opportunity – We anticipate interest from a range of prospective purchasers.



- Elegant Victorian, three-storey semi-detached residence
 - Sweeping tarmac driveway bordered by mature trees
 - Offers an abundance of character, grandeur & charm
 - Beautifully presented and tastefully decorated throughout
 - High ceilings, bay windows, cornicing, corbels, and ceiling roses
- Upgrades include enhanced insulation throughout, Arroll radiators, & engineered oak wood flooring laid herringbone plus new bathrooms
 - Original door to Entrance Porch
 - Reception Hallway
 - Drawing Room with period marble (open) fireplace
 - Snug with wood burning stove
 - Dining Room
 - Orangery with multi fuel stove
 - Separate Kitchen
 - Four Bedrooms
 - Principal bedroom with walk-in wardrobe & ensuite
 - Laundry Room (on first floor return)
 - Luxury bathroom with 4 piece suite
 - Oil fired central heating
 - Partial uPVC frame / timber frame double glazed windows
 - Detached garage with home gym
 - Ideal location for both commuters and families alike
- Within proximity to Helen's Bay beach, Crawfordsburn Country Park, Helen's Bay Golf Club & tennis courts
 - Prestigious & convenient address offering ease of access to Belfast via road and rail

Telephone 028 9042 4747

www.templetonrobinson.com

The Property Comprises:

Ground Floor

Original hardwood front door to . . .

RECEPTION PORCH: Decorative tiled floor. Bevelled glazed inner door to . . .

RECEPTION HALL: Wood panelling, dado rail, cornice ceiling, ceiling rose and corbels, storage alcove understairs.



DRAWING ROOM: 19' 4" x 12' 6" (5.9m x 3.8m) Feature Victorian marble fireplace and slate hearth with open fire, built-in bay window seat with storage, panelled walls, oak wood strip flooring, decorative ceiling rose.



SNUG: 10' 10" x 9' 10" (3.3m x 3.0m) Engineered herringbone oak wood floor, wood burning stove, feature gothic window, recessed shelf with light.



DINING ROOM: 17' 9" x 9' 10" (5.4m x 3.0m) Oak strip wood floor.

ORANGERY: 18' 4" x 13' 5" (5.6m x 4.1m) Chinese slate floor, Coalbrookdale multi-fuel stove, feature gothic window.



Telephone 028 9042 4747
www.templetonrobinson.com

KITCHEN: 19' 8" x 10' 6" (6m x 3.2m) Painted oak Shaker style kitchen with range of high and low level units, wood block worktops, Belfast sink unit with mixer tap, cooker recess with rustic brick surround and timber mantle, range cooker with double oven, plate warmer and grill, four ring gas hob plus ceramic hob, extractor fan, space for dishwasher, plumbed for washing machine, ceramic tiled floor.



First Floor Return

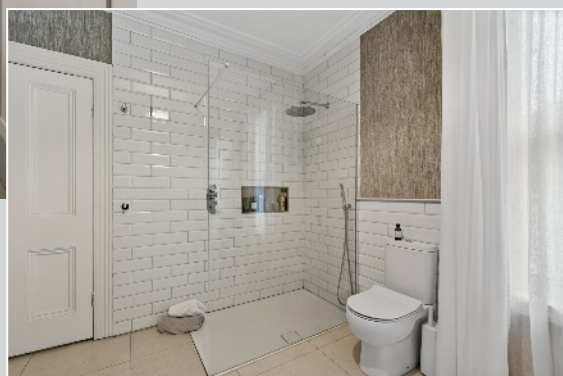
LAUNDRY ROOM: 8' 6" x 6' 7" (2.6m x 2m) Range of high and low level units, Belfast sink, window, engineered herringbone oak wood floor, access to roofspace. Cupboard with pressurised hot water system.

BEDROOM (4)/HOME OFFICE/STUDY: 10' 2" x 9' 10" (3.1m x 3m) Engineered oak wood floor, panelled walls, Velux window.



First Floor

LUXURY BATHROOM: Four piece white suite comprising free-standing bath with ball and claw feet and free-standing mixer tap, built-in panelled shower cubicle with rainfall drencher shower head, shelved recess, twin wash hand basins with mixer tap, Neptune marble splashback and low level cupboard.



BEDROOM (1): 18' 4" x 15' 1" (5.6m x 4.6m) Engineered herringbone oak wood floor, walk-in wardrobe.



ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with mains shower and telephone attachment, wash hand basin with mixer tap and low level cupboard, low flush wc, shaver point.



Second Floor

BEDROOM (2): 18' 1" x 13' 1" (5.5m x 4m) Painted tongue and groove ceiling, wall to wall range of built-in wardrobes with louvred doors, window and Velux window, access to roofspace.



BEDROOM (3): 11' 2" x 10' 6" (3.4m x 3.2m) Engineered herringbone oak wood floor, window and Velux window.



Outside

Sweeping driveway to . . .

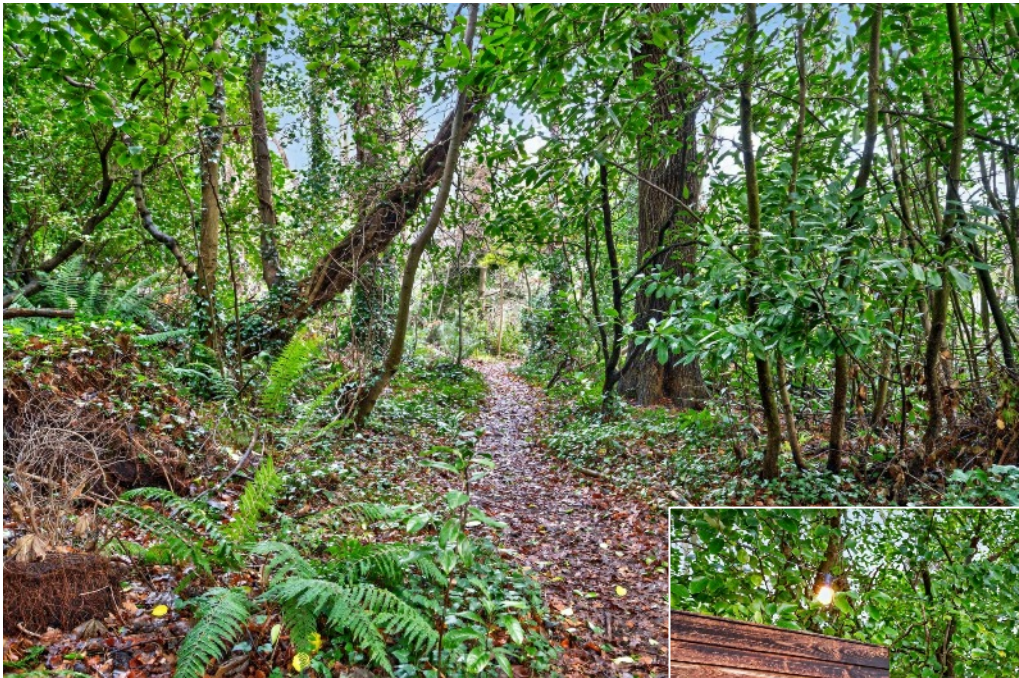
DETACHED GARAGE: 15' 9" x 12' 10" (4.8m x 3.9m) Access to oil fired boiler, roller door, light and power, hardwood side door.

GYM: 12' 6" x 11' 2" (3.8m x 3.4m) Hardwood double glazed double doors.

Set back front the road, good sized front garden in lawn bordered by mature trees. Pedestrian access/gate to rear leading to Clandeboye Estate and access to Helen's Bay beach.



Telephone 028 9042 4747
www.templetonrobinson.com





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling from Holywood along the main A2 Bangor Road, turn left at the traffic lights onto Craigdarragh Road, Continue under the bridge then take the first right onto Bridge Road. Number 7 is positioned on the left hand side.

Telephone 028 9042 4747

www.templetonrobinson.com

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700

www.templetonrobinson.com

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

