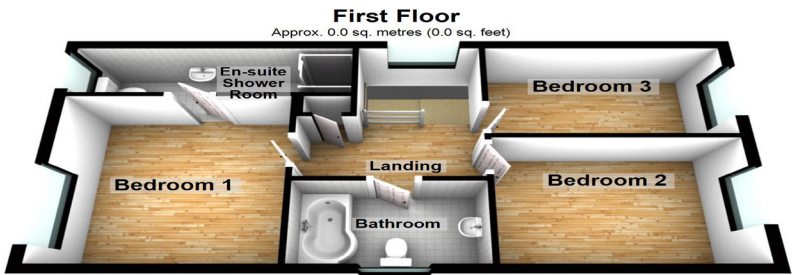
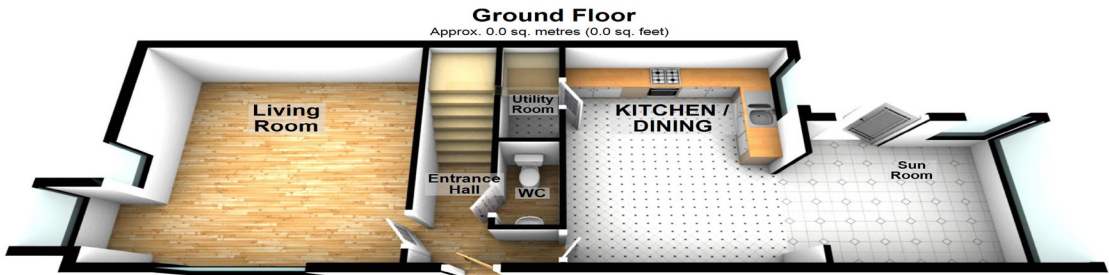


Independent

PROPERTY ESTATES



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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Independent

PROPERTY ESTATES



FOR
SALE

20 Helens Wood Way, Bangor
Offers Over - £249,950

- Detached Turnkey Family Home
- Built in 2020 by Lagan Homes
- Approximately 1459 SqFt.
- Three Bedrooms
- Master Bedroom Ensuite
- One Reception Room & Sun Room
- O/P Luxury Kitchen / Living Area
- First Floor Bathroom Suite
- Gas Fired Central Heating
- Front and Rear Lawn Gardens

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Independent Property Estates are delighted to offer to the Sales Market Number 20 Helens Wood, Bangor.

This stunning, spacious, modern Family Home built in 2020 to an exceptional standard is located in the outskirts of Bangor just off the Rathgael Road. Helens Wood is surrounded by mature Trees and offers a unique collection of detached and semi-detached homes. The picturesque Lake is the main focal point to Helens Wood with its surrounding Pathways through the Woodland areas, Helens Wood really is the perfect place to relax.

Ground Floor

Entrance Hall (13' 09" x 6' 01")

Accessed via a Composite Door. Bright and spacious, complete with Porcelain Tiled Flooring.

Living Room (16' 06" x 14' 04")

A bright and spacious front aspect Reception Room with a feature Box Bay Window.

Kitchen / Dining Area (16' 05" x 11' 06")

Luxury fitted Kitchen with a range of high- and low-level units with complimentary roller edge worktops, a 1 & 1/2 Bowl Sink and Drainer Unit, an integrated Caple Dishwasher, an integrated Caple Fridge / Freezer, and an integrated Four Ring Caple Ceramic Hob with Extractor over and Caple Oven under. Complete with Porcelain Tiled Flooring, recessed Spotlights and open plan to:

Sunroom (11' 04" x 10' 02")

Bright and Spacious with recessed Spotlights and Porcelain Tiled Flooring. Composite and Glazed double Doors provide access to the Rear / Entertainment Area.

Utility Room (5' 03" x 3' 05")

Low-level Units with complimentary roller edge Worktops, plumbed for a Washing Machine and Tumble-dryer. Complete with Porcelain Tiled Flooring.

W.C. (6' 04" x 3' 03")

Two-piece Suite comprising a Low Flush W.C. and a Pedestal Wash Hand Basin. Complete with Porcelain Tiled Flooring and an Extractor Fan.

First Floor

Principal Bedroom (12' 03" x 11' 04)

Front aspect double Bedroom with access to:

Ensuite Shower Room (12' 04" x 3' 09")

Three piece Suite comprising a walk-in mains Shower, a Pedestal Wash Hand Basin with a feature Tiled Splash-back and a Low Flush W.C. Complete with Porcelain Tiled Flooring, part Tiled Walls, recessed Spotlights, a Chrome Heated Towel Rail and an Extractor Fan.

Bedroom Two (11' 09" x 9' 01")

Rear aspect double Bedroom.

Bedroom Three (11' 09" x 7' 01")

Rear aspect double Bedroom.

Bathroom (9' 03" x 5' 07")

Three-piece Suite comprising a 'P' Shaped Bath with a Mains Shower Over; a Low Flush W.C. and a Pedestal Wash Hand Basin with a feature Tiled Splash-back. Complete with Porcelain Tiled Flooring, part Tiled Walls, recessed Spotlights, a Chrome Heated Towel Rail and an Extractor Fan.

Outside

Front

A Driveway providing off Road Parking for multiple Vehicles, a wraparound Lawn Garden with Flower Beds and Paving.

Rear

A large Fence and Wall enclosed Garden / Entertainment Area in Lawn and Paving, an Electric Outside Wall Socket and also Electric to the rear of the Garden to give the option of building a Garage. This is the perfect place to relax or Entertain guests with a BBQ or a drink or two.

