

16 HELENS WOOD PLACE

Bangor BT19 1GQ

- 3 Bedrooms (Ensuite)
- Spacious Lounge
- Open Plan Kitchen / Living / Dining
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Downstairs Wash Room
- Corner Site

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £315,000

16 Helens Wood Place

, Bangor, BT19 1GQ



ACCOMMODATION

Entrance door into ...

ENTRANCE HALL

Ceramic tiled floor.

WASH ROOM

Comprising: Pedestal wash hand basin with mixer taps and splashback. W.C. Ceramic tiled floor. Built-in extractor fan.

LOUNGE

16'3" x 12'7" into bayx (4.95m x 3.84m into bayx)

Media wall with feature electric wall mounted fire.

KITCHEN/DINING AREA

23'10" x 10'9" (7.26m x 3.28m)

Range of Anthracite Graphite high and low level cupboards and drawers with Quartz work surfaces incorporating unit display cabinets. Built-in Caple 5 ring gas hob and oven under. Extractor hood with integrated

fan and light. Integrated fridge/freezer and dishwasher. Integrated washer/dryer. 6 Downlights. Ceramic tiled floor.

SUN ROOM

10'6" x 9'7" (3.20m x 2.92m)

Ceramic tiled floor. 4 Downlights. uPVC double glazed French doors leading to rear.

STAIRS TO LANDING

BEDROOM 1

13'10" x 9'4" (4.22m x 2.84m)

T.V. point.

ENSUITE

Comprising: Tiled shower cubicle with Thermostatic shower and Drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. PVC panelled ceiling. 2 Downlights. Built-in extractor fan.

BEDROOM 2

13'5" x 9'6" (4.09m x 2.90m)

BEDROOM 3

9'9" x 9'4" (2.97m x 2.84m)

Half panelled walls.

BATHROOM

White suite comprising: Panelled bath with mixer tap and Thermostatic shower over. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor. 3 Downlights. Built-in extractor fan. Built-in storage cupboard.

OUTSIDE

FRONT & SIDE

Garden in lawn. Lights. Hot and cold water taps.

REAR

Enclosed in pavestones. Outside power. Lights.

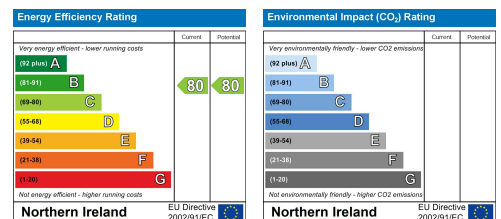


Directions



Floor Plan

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