




17 Helens Wood Way, Bangor,
County Down, BT19 1FR

Asking Price: £230,000

 **Reeds Rains**

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EPC Rating: B

Decsription

Built in 2019 by the renowned Lagan Homes, this beautifully presented Blackwood house type offers contemporary comfort in a sought-after Bangor development. Boasting a bright reception hall and convenient cloakroom, the property opens into a spacious lounge and a sleek, modern fitted kitchen with dining area, flowing seamlessly into a stunning open-plan sunroom—ideal for entertaining or relaxing in natural light.

Upstairs, you'll find three well-proportioned bedrooms, including a master with en-suite, alongside a stylish family bathroom. Designed with both practicality and style in mind, this home is perfect for growing families or professionals alike.

Externally, the property benefits from ample parking to the front and a generous rear garden laid in lawn with an attractive paved patio—perfect for summer evenings and outdoor enjoyment.

17 Helens Wood Way offers modern living in a quiet, family-friendly location—just move in and enjoy. Early viewing is highly recommended.

Reception Hall

Composite double glazed front door, ceramic tiled floor.

Claokroom / WC

White suite comprising: Dual flush WC, pedestal wash hand basin, ceramic tiled floor.

Lounge

15'11" x 10'11" (4.85m x 3.33m)

Kitchen / Dining

17'11" x 9'10" (5.46m x 3m)
Inset 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with granite worktops, built in stainless steel oven with 4 ring gas hob, stainless steel splash back and stainless steel chimney extractor fan, integrated dishwasher, integrated fridge/ freezer, integrated washer/dryer, ceramic tiled flooring, recessed spotlights. Open plan to casual dining/family area. Open plan to Sunroom.

Sun room

10'8" x 10'4" (3.25m x 3.15m)
Ceramic tiled floor, recessed spotlights, uPVC double glazed French doors to rear garden.

First Floor Landing

Built in storage, access to roof space .

Roof space

Accessed via slingsby type ladder, fully floored and light.

Bedroom 1

10'11" x 10'1" (3.33m x 3.07m)
Built in robe.

Ensuite shower room

Luxury white suite comprising of: Fully tiled built in shower cubicle with thermostatically controlled shower, pedestal wash hand basin, dual flush WC, extractor fan.

Bedroom 2

13'2" x 9'3" (4.01m x 2.82m)

Bedroom 3

9'9" x 8'4" (2.97m x 2.54m)
Built in cupboard.

Bathroom

Luxury white suite comprising of: Panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin, dual flush

WC, ceramic tiled floor, part tiled walls, recessed spotlights, heated towel rail, extractor fan.

Outsude

Tarmac driveway to off street parking.

Gardens

Front garden in lawns.

Enclosed rear garden in lawn, paved patio area, garden shed, landscaped barked flowerbeds and shrubs, outside tap and light.

NB

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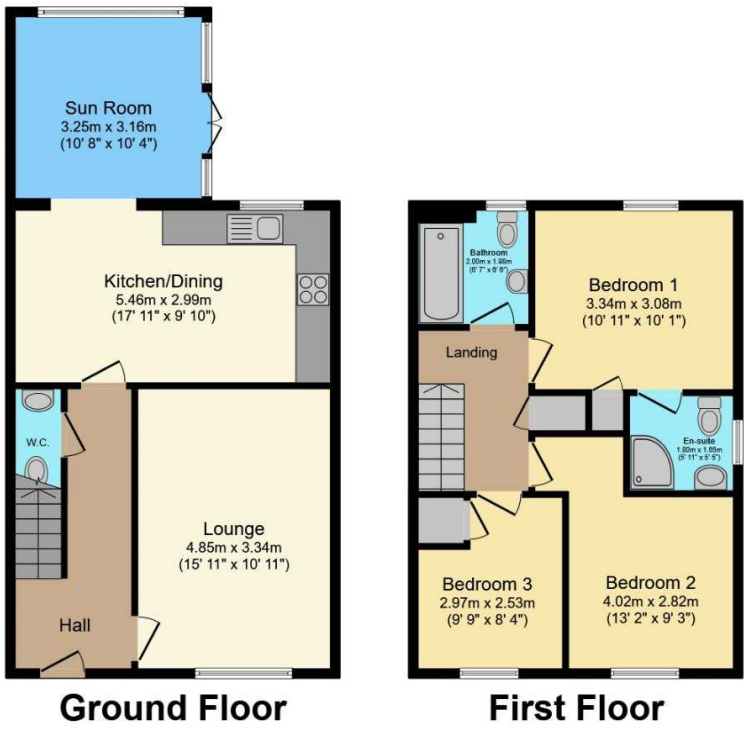
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause



Total floor area 97.6 sq.m. (1,050 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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