

51 Helens Wood Green, Bangor,
County Down, BT19 1GD

Asking Price: £215,000

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

51 Helens Wood Green, Bangor, County Down, BT19 1GD

Asking Price: £215,000

EPC Rating: B

Description

Built in 2022 by Lagan Homes this attractive Abbey house type comes with an additional sunroom to the rear, offering extra space for all the family to enjoy. Finished to a high specification throughout, the property offers 3 bedrooms with an ensuite shower room to the master, family bathroom with white suite, lounge, luxury fitted kitchen, and the all-important cloakroom with WC and utility area. Externally there is ample parking and gardens to the front and enclosed garden to the rear in lawns. The property benefits from NHBC warranty with approximately 8 years remaining. Available with immediate possession we have no hesitation in recommending immediate viewing.

Entrance Hall

Composite double glazed front door, ceramic tiled floor, control unit for Zoned security alarm.

Lounge

16'6" x 9'11" (5.03m x 3.02m)
Glazed double doors to Kitchen.

Kitchen / Dining

12'6" x 11'11" (3.8m x 3.63m)
Single drainer 1.5 composite sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, built-in oven and 4 ring ceramic hob, glass splashback, and chimney extractor fan, integrated dishwasher, integrated fridge freezer, ceramic tiled floor, recessed spotlights, casual dining area. Open plan to Sunroom.

Sunroom

10'10" x 9'1" (3.3m x 2.77m)
Ceramic tiled floor, recessed spotlights, uPVC double glazed French doors to rear garden.

Utility Area

Ceramic tiled floor, plumbed for washing machine.

Cloakroom / WC

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

First Floor Landing

Built in cupboard.
Access via Slingsby type ladder to roof space.

Roof space

15'8" x 9'2" (4.78m x 2.8m)
Majority floored, light.

Bedroom 1

11'8" x 9'9" (3.56m x 2.97m)
Range of built-in Sliderobes.

Ensuite Shower room

Modern white suite comprising : Fully tiled built in shower cubicle with thermostatically controlled shower unit and Rain shower, pedestal wash hand basin, dual flush WC, chrome heated towel rail, ceramic tiled floor, recessed spotlights, extractor fan.

Bedroom 2

12'2" x 7'7" (3.7m x 2.3m)

Bedroom 3

8'9" x 7' (2.67m x 2.13m)

Bathroom

White suite comprising : Panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin with tiled splashback, dual flush WC, part tiled walls, ceramic tiled floor, recessed spotlights, chrome heated towel rail, extractor fan.

Outside

Tarmac driveway to excellent car parking space.

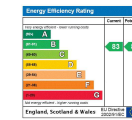
Gardens

Front garden in lawns and shrubs.
Enclosed garden to rear in lawns and paved patio area. Outside tap and light and external power points.

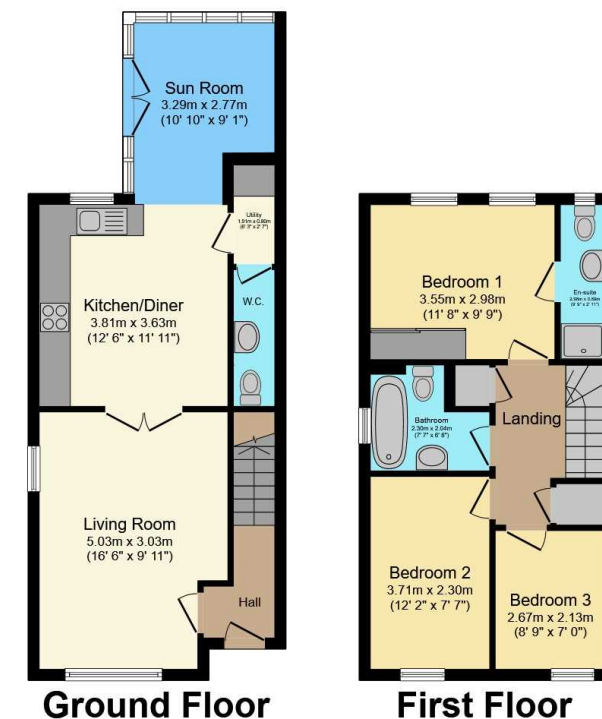
The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmonee Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause



For full EPC please contact the branch.



Total floor area 89.4 m² (963 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).
Powered by www.focalagent.com

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

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.