

**Tim Martin**  
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**8 Helens Wood Place**  
**Bangor**  
**BT19 1GQ**

**Offers Around**  
**£199,950**

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## SUMMARY

An exceptionally well presented semi detached house, situated within this much sought after development on the outskirts of the popular seaside town of Bangor.

As soon as you walk through the front door you will feel at home! The spacious lounge enjoys a feature electric fire whilst the contemporary fitted kitchen with integrated appliances and dining area with double doors leading to the rear gardens provide the perfect entertaining space all year round. Three excellent sized bedrooms, including the principal bedroom ensuite, family bathroom fitted with a stunning white suite and downstairs WC complete this beautiful home. The property is fitted with gas fired central heating, uPVC double glazing and boasts a superb energy rating of B83.

Outside, a spacious driveway provides excellent off street parking whilst the fully enclosed rear gardens are laid out in lawn with paved patio area.

Situated just off the Rathgael Road, the property is within close proximity to both Bangor and Newtownards boasting a wonderful selection of coffee shops, restaurants, shopping centres and an excellent choice of both primary and secondary schools. An excellent road network allows for a convenient commute to Belfast, Ards Peninsula and further afield with The Ulster Hospital and George Best Belfast City Airport within close proximity.

This stunning home is perfect for the first time buyer, young couple or family and early viewing is recommended.

## FEATURES

- Exceptionally Well Presented Semi Detached House (Blackwood Type) In The Ever Popular Helens Wood Development
- Spacious Lounge With Feature Electric Fire
- Contemporary Fitted Kitchen With Integrated Appliances And Dining Area
- Three Excellent Sized Bedrooms Including Principal Bedroom With Ensuite Shower Room
- Family Bathroom And Downstairs WC Comprising Of White Suite
- Gas Fired Central Heating, uPVC Double Glazing And B83 Energy Rating
- Spacious Driveway And Fully Enclosed Rear Gardens With Patio Area
- Perfect For First Time Buyer, Young Couple Or Family
- Close Proximity To Bangor, Newtownards And An Excellent Choice Of Primary And Secondary Schools
- Convenient Commute To Belfast, Ulster Hospital And George Best Belfast City Airport

## **Entrance Hall**

PVC entrance door; tiled floor; telephone connection point.

## **WC**

**6'3 x 3'0 (1.91m x 0.91m)**

Modern white suite comprising close coupled WC; pedestal wash hand basin with mono mixer tap; tiled floor; extractor fan.

## **Lounge**

**15'10 x 10'10 (4.83m x 3.30m )**

Wall mounted electric fire with mantle over; TV and telephone connection point.

## **Kitchen / Dining Area**

**17'10 x 9'8 (5.44m x 2.95m )**

Extensive range of contemporary fitted high and low level cupboards and drawers incorporating 1½ twin stainless steel sink unit with swan neck mixer taps; integrated Caple electric under oven with 4 ring gas hob; stainless steel splashback; extractor fan over; integrated fridge / freezer; washer / dryer and dishwasher; formica worktops with matching upstands; tiled floor; recessed spotlights; Worcester gas fired boiler; glazed pvc doors to rear gardens.

## **First Floor / Landing**

Access to roof space (via slingsbury type ladder - partially floored); built in storage cupboard.

## **Bedroom 1**

**13'1 x 9'2 (max measurements) (3.99m x 2.79m (max measurements))**

## **Bedroom 2**

**9'8 x 8'3 (max measurements) (2.95m x 2.51m (max measurements))**

Built in storage cupboard; TV and telephone connection points; feature wall panelling.

## **Principal Bedroom**

**10'10 x 10'0 (3.30m x 3.05m )**

Built in storage cupboard; TV and telephone connection points; feature wall panelling.

## **En-suite Shower room**

**5'9 x 5'5 (1.75m x 1.65m )**

Modern white suite comprising tiled shower cubicle with thermostatically controlled shower unit; wall mounted telephone shower attachment; fitted sliding shower doors; close coupled WC; pedestal wash hand basin with mono mixer tap; tiled floor; towel radiator; recessed spotlights; extractor fan.

## **Bathroom**

**6'6 x 6'4 (1.98m x 1.93m )**

Stunning white suite comprising curved panel bath with mixer tap and thermostatically controlled shower unit; wall mounted telephone shower attachment; curved glass shower screen; close couple WC; semi-pedestal wash hand basin with mono mixer tap; tiled floor; part tiled walls; towel radiator; recessed spotlights; extractor fan.

## **Outside**

Spacious driveway providing excellent car parking; front gardens laid out in lawn; fully enclosed rear gardens laid out in lawn with paved patio area; outside light and water tap.

Shed with light and power.

**Tenure**  
Freehold

**Capital / Rateable Value**  
£125,000 = Rates Payable £1142.13 per annum (approximately)

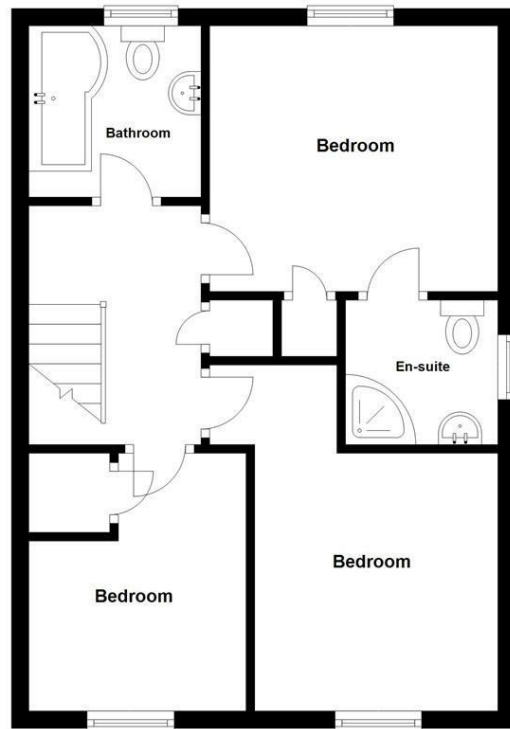
**Ground Floor**

Approx. 42.9 sq. metres (462.1 sq. feet)



**First Floor**

Approx. 43.2 sq. metres (465.5 sq. feet)



Total area: approx. 86.2 sq. metres (927.5 sq. feet)

Photography and Floor Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**8 Helens Wood Place, Bangor**



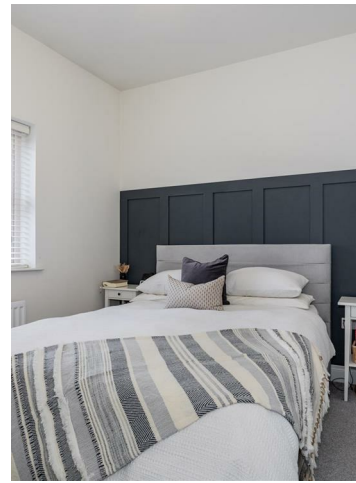












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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