


7 Helens Wood Gardens, Bangor,
County Down, BT19 1GA

Asking Price: £177,500

 **Reeds Rains**

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EPC Rating: B

Description

Reeds Rains are delighted to welcome to the market this attractive 2 bedroom, semi-detached Brunswick house type in the popular Helens Wood Development. Built by Lagan Homes, this development is set just off the Rathgael Road on the outskirts of Bangor.

The accommodation is bright and spacious throughout with all the benefits one would expect from a house of 3 years old. The fitted kitchen comes with a host of integrated appliances and the spacious lounge overlooks the rear garden which is enclosed in lawns and patio.

The property is ideal for first time buyers and downsizers alike. With nothing to do but move in and enjoy we have no hesitation in recommending immediate viewing.

Reception Hall

Composite front door, ceramic tiled floor, Under stairs storage: gas boiler, plumbed for washing machine.

Cloakroom / WC

White suite comprising: Dual flush WC, pedestal was hand basic with tiled splashback, ceramic tiled floor, extractor fan.

Kitchen / Dining

16'7" x 6'11" (5.05m x 2.1m)
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, built in oven and 4 ring gas hob, stainless steel splashback, stainless steel chimney extractor fan, integrated dishwasher, integrated fridge freezer, recessed spotlights, ceramic tiled floor

with casual dining area.

Lounge

13'11" x 10'11" (4.24m x 3.33m)
UPVC double glazed French doors to rear garden.

First Floor Landing

Access to roof space

Bedroom 1

13'11" x 9'2" (4.24m x 2.8m)

Bedroom 2

13'11" x 8'8" (4.24m x 2.64m)

Built in cupboard.

Bathroom

9'3" x 6'4" (2.82m x 1.93m)
Luxury white suite comprising: Panelled bath with mixer taps and telephone hand shower, fully tiled built in shower cubicle with thermostatically controlled shower, pedestal wash hand basin, dual flush WC, ceramic tiled floor, part tiled walls, recessed spotlights, extractor fan.

Outside

Tarmac driveway with parking for 2 cars at front.

Gardens

Enclosed rear garden in lawns and paved patio.

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 Carnmoney 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

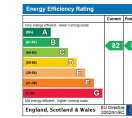
All Measurements are Approximate.

Laser Tape Clause

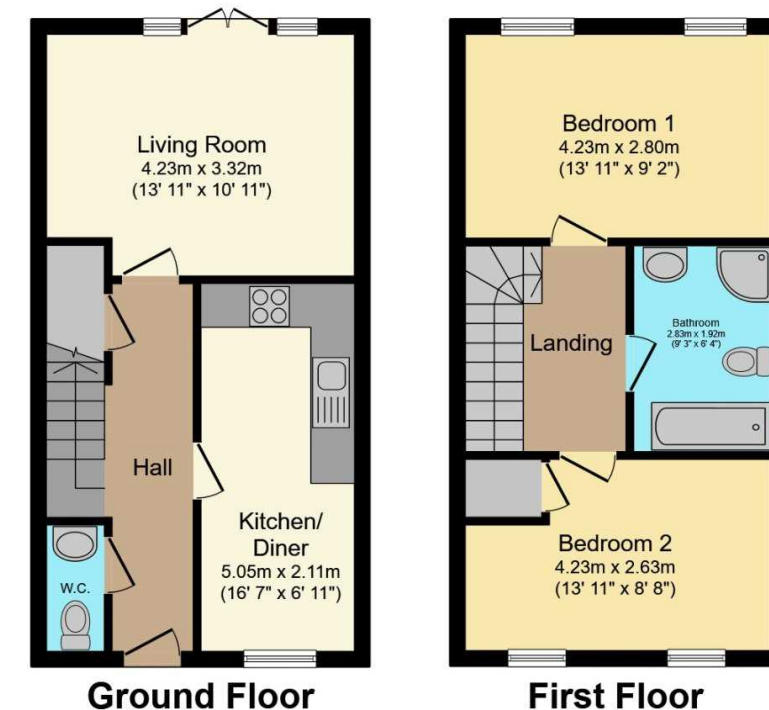
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

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



For full EPC please contact the branch.



Total floor area 71.6 m² (771 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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Other important information which you will need to know about this property can be found at reedsrains.co.uk