



## 3 HELENS WOOD PLACE

Bangor BT19 1GQ

- 3 Bedrooms (Ensuite)
- 2 Reception Rooms
- uPVC Double Glazing
- Phoenix Gas Heating System
- Dove Grey Kitchen
- White Bathroom Suite
- Handy Downstairs Wash Room
- Well Presented Throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £229,950**

# 3 Helens Wood Place

, Bangor, BT19 1GQ



## ACCOMMODATION

Entrance door into ...

## ENTRANCE HALL

## WASH ROOM

Comprising: Pedestal wash hand basin with splash back. W.C. Ceramic tiled floor.

## LOUNGE

15'10" x 15'6" into bay (4.83m x 4.72m into bay)

TV point.

## KITCHEN

15'9" x 10'11" (4.80m x 3.33m)

Range of Dove Grey high and low level cupboards and drawers with marble effect roll edge work surfaces. Built-in Caple 4 ring gas hob and oven under. Extractor hood with integrated fan and light. Beko integrated dishwasher. 11/2

tub single drainer stainless steel sink unit

with mixer taps. Ceramic tiled floor. 6

Downlights. Built-in larder. Plumbed for washing machine.

## FAMILY ROOM

13'11" x 10'9" (4.24m x 3.28m)

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

## STAIRS TO LANDING

Built-in storage cupboard.

## BEDROOM 1

15'5" x 11'6" (4.70m x 3.51m)

## ENSUITE

Comprising: Tiled shower cubicle with thermostatic shower over. Pedestal wash hand basin with mixer tap. W.C. Ceramic tiled floor. 6 Downlights. 3 Downlights. Built-in extractor fan.

## BEDROOM 2

10'1" x 8'2" (3.07m x 2.49m)

Laminated wood floor.

## BEDROOM 3

11'5" x 7'2" (3.48m x 2.18m)

Laminated wood floor.

## BATHROOM

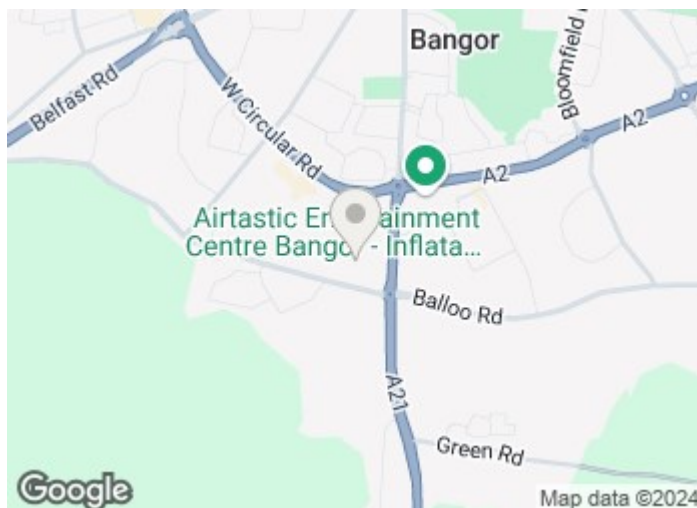
White suite comprising: Panelled bath with mixer taps and telephone shower attachment. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor. 3 Downlights. Built-in extractor fan. Chrome heated towel rail.

## OUTSIDE

## FRONT

## REAR

Enclosed garden in lawn. Paved patio. Tap. Light.



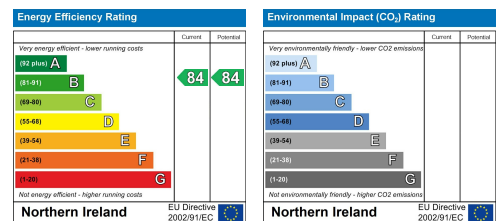
## Directions





# Floor Plan

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