


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

Asking Price: £199,950

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: B

Description

Built in 2022 this spacious end townhouse is located in the ever popular Helens Wood off Rathgael Road in Bangor.

The property retains the turnkey finish with a luxury fitted kitchen with a range of appliances and a modern Bathroom suite, ensuite shower room, and cloakroom. with WC. The property offers gas fired heating and is double glazed throughout.

Externally the property enjoys an enclosed rear garden with lawns and patio as well as 2 car parking spaces to the front.

All in all a well presented home that requires nothing to do but move in and enjoy. Early viewing is highly recommended.

Reception Hall

Composite front door, ceramic tiled floor.

Cloakroom / WC

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

Lounge

13'5" x 12'6" (4.1m x 3.8m)

Kitchen / Dining

14'6" x 14'6" (4.42m x 4.42m)

Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low-level units with laminated work surfaces, built-in oven and 4 ring gas hob, stainless steel splashback, stainless steel chimney extractor fan, integrated washing machine, integrated dishwasher, integrated fridge freezer, ceramic tiled floor, recessed spotlights, casual dining area. Open plan to Sun room.

Sun room

10'8" x 10'2" (3.25m x 3.1m)

Ceramic tiled floor, recessed spotlights, uPVC double glazed French doors to rear garden.

First floor landing

Access to roof space.

Bedroom 1

11'6" x 10'6" (3.5m x 3.2m)

Ensuite shower room

White suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower, dual flush WC, pedestal wash hand basin with tiled splashback, stainless steel heated towel rail, ceramic tiled floor, extractor fan, built in storage cupboard.

Bedroom 2

12'8" x 11'6" (3.86m x 3.5m)

Bedroom 3

9' x 8'3" (2.74m x 2.51m)

Bathroom

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

Outside

Tarmac driveway with car parking space for 2 cars.

Garden

Enclosed rear garden in lawns and paved patio area. Outside tap and light.

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All Measurements

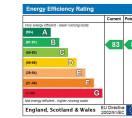
All Measurements are Approximate.

Laser Tape Clause

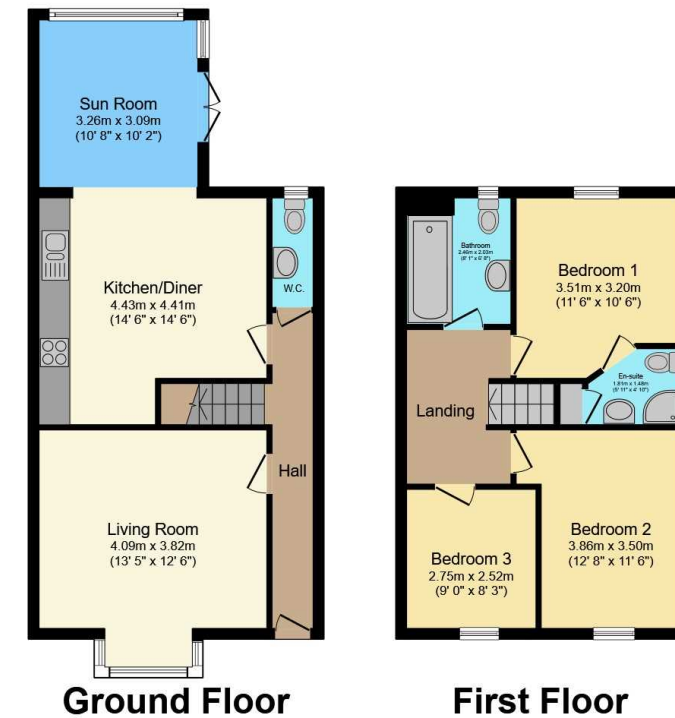
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

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



For full EPC please contact the branch.



Total floor area 101.2 m² (1,089 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

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Other important information which you will need to know about this property can be found at reedsrains.co.uk