

# RODGERS & BROWNE

## SOLD

24 Helens Wood Gardens  
Off Rathgael Road, Bangor, BT19 1GA



offers over £210,000



### *The Owners' Perspective...*

*"It was an exciting journey experiencing a piece of land turn in to a warm, bright family home.*

*Living in number 24 feels quiet, despite being beside the main road. The large driveway is very convenient allowing up to 3 cars to be parked on it. We always love coming in to the house and enjoying the light that fills the hall from the sunroom.*

*Our favourite part of the house is definitely the kitchen, the extra little luxuries we added made hosting that little bit nicer, along side the attached sunroom and garden it was a favourite of all the family's.*

*Living in Helens Wood is very handy to shops and lots of cafes in Bangor. And 20 minutes away from Belfast. We enjoyed being near to lots of beautiful beaches along the coast of Bangor. With further development of Helens Wood lake it will only become more enjoyable living here.*

*We have loved living here and hope that someone else can enjoy this beautiful home as much as we have."*



76 High Street, Hollywood, BT18 9AE

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Hallway



Drawing room



### *The facts you need to know...*

Well presented semi detached property situated in the much sought after development of Helens Wood

No 24 is positioned at the end of an attractive cul de sac

Bright living room with feature wood panelling

Luxury upgraded kitchen with shaker style cupboards, Quartz worktops, feature Range and American fridge freezer

Sunroom with arch to kitchen and dining

Three bedrooms, main with ensuite shower room and built-in wardrobes

Luxury main bathroom

PVC double glazing

Gas fired central heating

Large driveway with parking for three cars

Fully enclosed rear garden with spacious patio area

Ideally located to access local amenities including many renowned schools, churches and the renowned Lesley Bloomfield Complex





Luxury Kitchen opening to dining and sunroom



Sunroom



Feature range



Dining area

## *The property comprises...*

### **GROUND FLOOR**

Panelled door with top light.

### **BRIGHT ENTRANCE HALL**

Staircase leading to the first floor, ceramic tiled floor, cloakroom with low flush wc, pedestal wash hand basin, mixer tap and splashback, ceramic tiled floor.

### **DRAWING ROOM**

15' 9" x 10' 7" (4.8m x 3.23m)  
Feature wood panelling.

### **LUXURY FITTED KITCHEN**

17' 10" x 9' 10" (5.44m x 3m)  
Extensive range of high and low level cupboards finished in a shaker style, under unit lighting, Quartz worktops, feature Range with five ring gas hob and oven, Range Master extractor fan, inset sink unit with mixer tap, integrated dishwasher, space for washing machine.

### **SUNROOM**

10' 9" x 10' 2" (3.28m x 3.1m)  
Ceramic tiled floor, French doors to patio area.





Main bedroom

First Floor

LANDING

Access to roofspace.

MAIN BEDROOM

11' 1" x 10' 6" (3.38m x 3.2m)  
Including built-in wardrobe.

ENSUITE SHOWER ROOM

5' 7" x 5' 5" (1.7m x 1.65m)  
Fully tiled shower cubicle unit with thermostatically controlled shower unit, pedestal wash hand basin and mixer tap, tiled splashback, low flush wc, ceramic tiled floor.

BEDROOM (2)

8' 11" x 9' 7" (2.72m x 2.92m)

BEDROOM (3)

9' 9" x 8' 5" (at widest points) (2.97m x 2.57m)  
Including built-in wardrobe.

BATHROOM

6' 10" x 6' 4" (2.08m x 1.93m)  
White suite comprising shower bath with curved shower screen, mixer tap and telephone shower, low flush wc, pedestal wash hand basin, part tiled walls, ceramic tiled floor.

Outside

Fully enclosed rear garden laid in lawns, flowerbeds and flagged patio area.

Outside tap. Outside light.



Ensuite.shower room



Bedroom 3



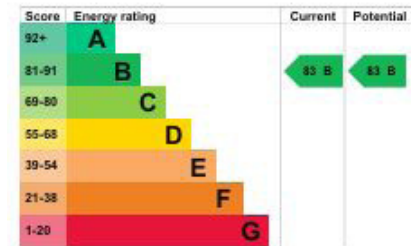
Bedroom 2



Bathroom

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?		X	
Is the property timber framed?	X		
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

ENERGY EFFICIENCY RATING (EPC)



**Stamp Duty** From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

**TENURE:** Freehold

**MANAGEMENT:** £125 Per annum

**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is £1187.81

**VIEWING:** By appointment with **RODGERS & BROWNE**.



**Location:** Travelling along the Rathgael Road from Holywood centre past Rathgael Convenience Store after 300 yards the entrance will be on your left into Helens Wood Green, first left into Helens Wood Gardens continue to the end and No 24 is on the left.



Total Area: 102.5 m<sup>2</sup> ... 1104 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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