



16 Helens Wood Way, Bangor,
County Down, BT19 1FR

Asking Price: £235,000

 **Reeds Rains**

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Asking Price: £235,000

EPC Rating: B

Description

Built by Lagan homes this 3 bedroom detached 'Brompton' house type with Sun room has proved exceptionally popular in recent releases.

Occupying a corner site with the entrance at the side buyers will be impressed with finish throughout and many extras added by the current owner.

The accommodation is both bright and spacious throughout with all the benefits one would expect from a house of this age. The fully fitted kitchen comes with a host of integrated appliances and a pantry whilst the sun room boasts a wood burning stove. Externally there is car parking to the rear of the property and low maintenance gardens with covered entertainment area.

With nothing to but move in and enjoy we have no hesitation in recommending immediate viewing.

Reception Hall

Composite double glazed front door, ceramic tiled floor.

Claokroom /WC

Modern white suite comprising: Dual flush WC, wash hand basin with mixer taps and tiled splashback, ceramic tiled floor, extractor fan.

Lounge

15'11" x 13'1" (4.85m x 4m)
Laminate wooden floor.

Kitchen / Dining

15'11" x 10'11" (4.85m x 3.33m)
Inset 1.5 ceramic sink unit with mixer taps, excellent range of high and low level units with concealed lighting and composite work surfaces, built in oven and 4 ring hob, stainless steel chimney extractor fan,

integrated fridge freezer, Gas boiler, integrated dishwasher, ceramic tiled floor, recessed spotlights and casual dining area. Open plan to Sun room.

Pantry

Ceramic tiled floor, built in shelving, plumbed for washing machine.

Sunroom

14 x 10'8" (14 x 3.25m)
Ceramic tiled floor, Contemporary wood burning stove, recessed spotlights, uPVC double glazed French doors to rear garden.

First Floor Landing

Access to roof space, Airing cupboard.

Bedroom 1

11'7" x 10'10" (3.53m x 3.3m)
Laminate wooden floor, range of built in wardrobes. Bluetooth bedside lights.

Ensuite shower room

Luxury white suite comprising: Fully tiled walk in shower with thermostatically controlled shower unit, dual flush WC, pedestal wash hand basin with tiled splashback, part tiled walls, ceramic tiled floor, extractor fan, stainless steel heated towel rail.

Bedroom 2

11'5" x 7'3" (3.48m x 2.2m)
Built in robe.

Bedroom 3

10'2" x 8'4" (3.1m x 2.54m)

Bathroom

Modern white suite comprising: Panelled bath with mixer taps and thermostatically controlled shower, dual flush WC, pedestal wash hand basin, with tiled splashback, part tiled walls, ceramic tiled floor, stainless steel heated towel rail, extractor fan.

Parking

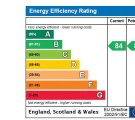
Off street parking is provided to the rear of the property with a tarmac driveway.

Gardens

Garden to the the front and side landscaped with shrubs and paved walkways.

The enclosed garden to the rear is laid in low maintenance brick paved patio with planters and shrubs. Covered seating / entertainment area, outside tap and light.

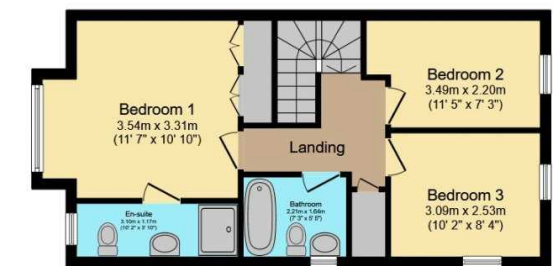
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Ground Floor



First Floor

Total floor area 109.5 m² (1,178 sq.ft.) approx

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All Measurements are Approximate.

Laser Tape Clause
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Floorplan Clause
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