


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

**Asking Price: £199,950**

 **Reeds Rains**

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EPC Rating: B

### Description

Reeds Rains are delighted to welcome to the market this attractive 3 bedroom, Bluebell Cottage 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 this age. The fitted kitchen comes with a host of integrated appliances along with a spacious lounge and sun room overlooking 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.

### Cloakroom / WC

White suite comprising: Dual flush WC, pedestal wash hand basin with tiled splashback, ceramic tiled floor.

### Lounge

13'5" x 12'6" (4.1m x 3.8m)  
Part panelled Media wall.

### Kitchen / Dining

15'4" x 13'6" (4.67m x 4.11m)  
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 double oven and 4 ring gas hob, , stainless steel chimney extractor fan, integrated freezer,

plumbed for American Fridge, integrated washing machine, Gas boiler, part tiled walls, ceramic tiled floor, casual dining area open plan to sun room.

### Sunroom

10'8" x 10'3" (3.25m x 3.12m)  
Ceramic tiled floor, recessed spotlights, uPVC Double glazed French doors to rear garden.

### First Floor Landing

Access to roof space.

### Roof space

Access via Slingsby type ladder to part floored roof space with light.

### Bedroom 1

11'6" x 10'5" (3.5m x 3.18m)

### 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, extractor fan, ceramic tiled floor, recessed spotlights.

### Bedroom 2

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

### Bedroom 3

9' x 8'4" (2.74m x 2.54m)

### Bathroom

8'2" x 6'8" (2.5m x 2.03m)  
White suite comprising: Panelled bath with mixer taps and telephone hand shower, dual flush WC, pedestal wash hand basin, stainless steel heated towel rail, ceramic tiled floor, recessed spotlights, extractor fan.

### Outside

Tarmac driveway to excellent car parking

space.

### Gardens

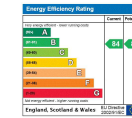
Front garden in lawns.

Fence enclosed rear garden in lawns and paved patio area, garden shed. Outside tap and light.

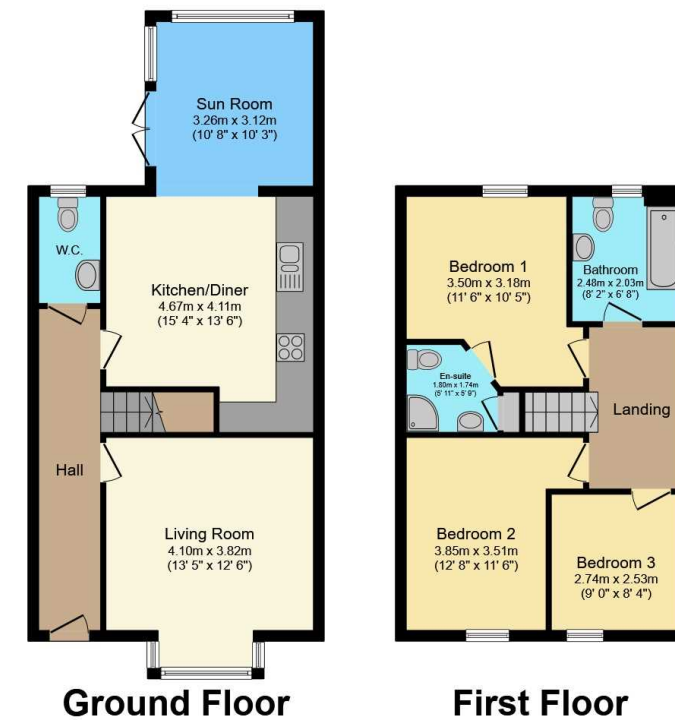
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All Measurements  
All Measurements are Approximate.

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



For full EPC please contact the branch.



Total floor area 105.6 m<sup>2</sup> (1,137 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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Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.