



## 6 Station Square Helen`s Bay, Bangor, BT19 1TN

**Offers Over £200,000**

CASH OFFERS ONLY - Charming Detached Cottage Holding a Superb Position Moments From Helen`s Bay Train Station.

A charming extended detached cottage holding a prime position just moments from Helen`s Bay train station and minutes from Crawfordsburn Country Park and its award winning beach. The interior comprises master bedroom with en-suite, 2 + reception rooms, fitted kitchen, utility room, and classic white bathroom suite. The dwelling further offers mostly double glazed windows in hardwood frames, gas fired central heating and requires comprehensive refurbishment throughout. With off street carparking to the front, enclosed patio garden and roof terrace combines with this most convenient location making Belfast and beyond a simple commute away - CASH OFFERS ONLY.

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

# 6 Station Square

Helen`s Bay, Bangor, BT19 1TN



- CASH OFFERS ONLY - Charming Period Detached Cottage
- Classic White Bathroom
- Roof Terrace, Patio Garden
- Most Sought After Location
- Master Bedroom With En-Suite, 2 + Reception Rooms
- Gas Fired Central Heating
- Off Street Parking
- Modern Fitted Kitchen
- Mostly Double Glazed Windows
- Moments From Helen`s Bay Station

## Entrance Hall

Hardwood entrance door, wooden flooring, panelled radiator, feature radiator, recessed lighting.

## Lounge

15'4" x 13'2" (4.68 x 4.02 )

Wooden flooring, 2 panelled radiators, built-in storage, real effect stove.

## Bathroom

Classic white suite walk-in shower, thermostatically controlled shower, telephone handset shower, vanity unit, low flush wc, partially tiled walls, ceramic tiled floor, extractor fan.

## Kitchen

9'5" x 7'8" (2.89 x 2.36)

Open plan. Bowl and a half stainless steel sink unit, range of high and low level units, formica worktop, built-in under oven and 4 ring gas hob, stainless steel canopy extractor fan, extractor fan, integrated dish washer,

fridge/freezer space, partly tiled walls, ceramic tiled floor, recessed lighting.

## Utility Room

10'9" x 6'9" (3.28 x 2.06)

Single drainer stainless steel sink unit, range of high and low level units, formica worktop, built-in under oven and hob, extractor fan, plumbed for washing machine, fridge/freezer space, partly tiled walls, ceramic tiled floor, panelled radiator, recessed lighting, upvc double glazed rear door.

## Dining Area

15'9" x 11'10" at widest (4.82 x 3.63 at widest)  
Panelled radiator, wooden floor, understairs storage with wash hand basin.

Open plan to:

## Snug

12'0" x 11'5" (3.66 x 3.48)

Real effect stove, 2 panelled radiators, pvc

double doors to rear, ceramic tiled floor, recessed lights.

## First Floor

### Living Area

Open plan. Wooden flooring, panelled radiator, recessed lighting, pvc door.

### Master Bedroom

15'3" x 11'8" at widest (4.65 x 3.56 at widest)  
Wooden flooring, built-in storage, panelled radiator, recessed lighting, pvc door.

### En-Suite

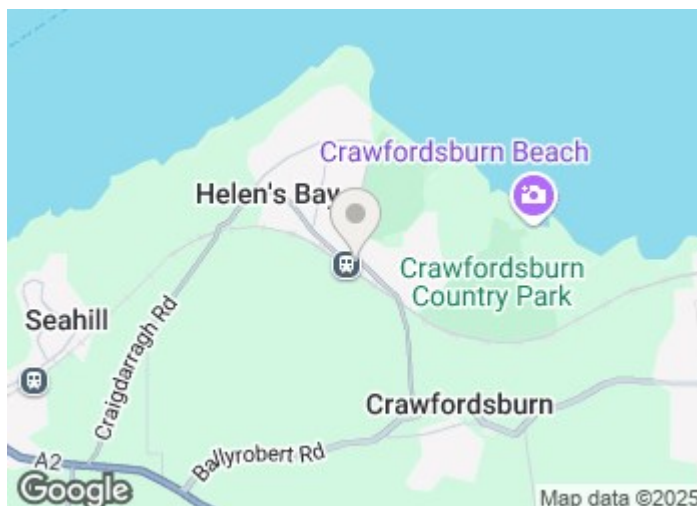
White suite comprising shower cubicle, electric shower unit, pedestal wash hand basin, partially tiled walls, Lvf flooring, feature radiator, velux window.

### Roof Terrace

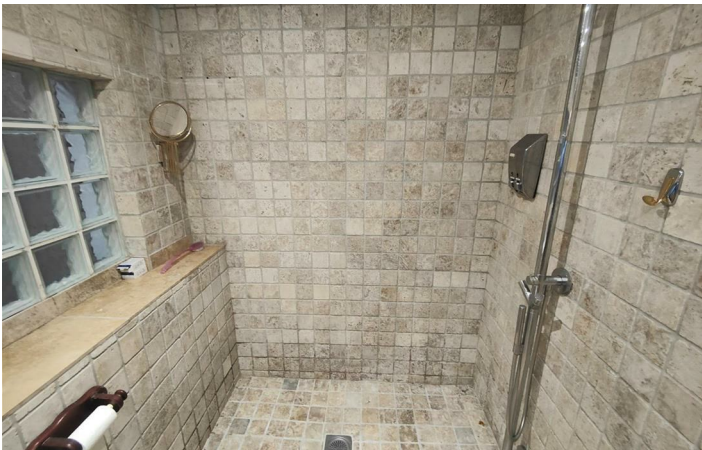
Outside tap and light.

### Outside

Rear patio, outside tap and light. brick bar-be-que.

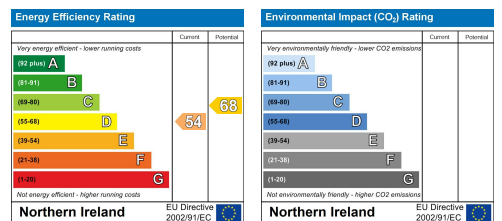


## Directions



# Floor Plan

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