



18 Helens Wood Green, Bangor,  
County Down, BT19 1GD

**Asking Price: £182,500**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

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EPC Rating: B

### Description

Reeds Rains are delighted to welcome to the market this attractive 2 bedroom, semi-detached Brunswick house type 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 4 years old. The fitted kitchen comes with a host of integrated appliances and the spacious lounge overlooks 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, laminate wooden floor. Under stairs storage area plumbed for washing machine and housing Gas boiler.

### Cloakroom / WC

White suite comprising : Dual flush WC, pedestal wash hand basin, laminate wooden floor.

### Kitchen / Dining

16'6" x 6'11" (5.03m x 2.1m)  
Belfast sink 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 chimney extractor fan, integrated microwave, integrated fridge freezer, integrated dishwasher, part tiled walls, laminate wooden floor, recessed spotlights,

open plan to casual dining area.

### Lounge

13'10" x 10'11" (4.22m x 3.33m)  
Laminate wooden floor,

uPVC double glazed French doors to rear garden.

### First Floor Landing

Access to roof space.

### Roof space

Partly floored.

### Bedroom 1

13'11" x 9'2" (4.24m x 2.8m)

### Bedroom 2

13'11" x 8'8" (4.24m x 2.64m)

### Bathroom

9'4" x 6'4" (2.84m x 1.93m)  
White suite comprising:: Panelled bath with thermostatically controlled shower unit and Rain shower, pedestal wash hand basin, dual flush WC, ceramic tiled floor, part tiled walls, recessed spotlights, heated towel rail, extractor fan.

### Outside

Tarmac driveway with off street parking for 2 cars.

### Gardens

Enclosed rear garden with a southerly aspect, laid in lawns and paved patio area.

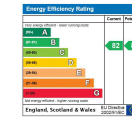
### NB

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on the Payer) Regulations 2017 -  
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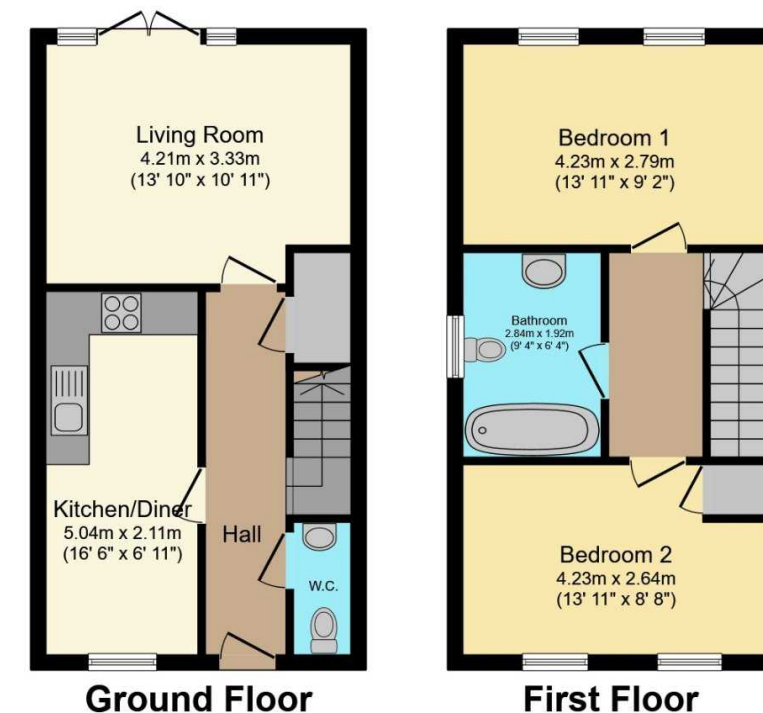


For full EPC please contact the branch.

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.



Total floor area 71.7 m<sup>2</sup> (771 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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