



# 15 HELENS WOOD GARDENS

Bangor, BT19 1GA

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*Offers around* **£230,000**



SEMI-DETACHED | 3  | 2  | 2 

This exceptionally well presented three-bedroom semi-detached home is nestled within the sought-after Helens Wood Development, located on the outskirts of Bangor along the Rathgael Road.

## KEY FEATURES

- Spacious Reception Hall with Tiled Floor and Alarm Controls
- Ground Floor WC with White Suite and Wood Panelled Walls
- Bright Lounge Overlooking Front Gardens
- Hand-Painted Shaker Style Kitchen with Integrated Appliances
- Open Plan Kitchen/Dining Leading to Sun Room
- Sun Room with French Doors to Rear Garden
- Three Bedrooms, Principal with En Suite and Built-In Robe
- Modern En Suite with Tiled Shower and Heated Towel Rail
- Family Bathroom with P-Shaped Bath and Overhead Shower
- Landing with Linen Press and Roofspace Access
- Partially Floored Roofspace with Ladder Access
- Gas Fired Central Heating and uPVC Double Glazing



## ROOM DETAILS

### Ground Floor

- Spacious Reception Hall
- Ground Floor Cloaks & WC 6'2" x 3'2"
- Lounge 16'0" x 11'1"
- Kitchen/Dining/Living Space 17'11" x 10'2"
- Sun Room 11'4" x 10'7"

### First Floor

- Landing
- Bedroom One 11'8" x 10'6"
- En Suite Shower Room
- Bedroom Two 13'2" x 11'1"
- Bedroom Three 10'0" x 8'0"
- Bathroom

### Outside

- Mature front garden laid in lawns, mature shrubs, paved pathways to front door, tarmac driveway with ample parking to enclosed rear garden, rear garden laid in lawns, easterly and westerly aspect with paved patio areas, outdoor light and water tap.



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Travelling down the Rathgael Road turn left onto Helens Wood Green, turn left to continue onto Helens Wood Green and left again onto Helens Wood Gardens.*



## THE LOCAL AREA

*Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.*

*Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>	83	83
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

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