

THE BLACKWOOD

HW03 - BRICK



HELENS WOOD
RATHGAEL ROAD - BANGOR



GROUND FLOOR

Entrance Hall (with access to)
Lounge 16'9" x 11'9"
Kitchen / Dining 18'3" x 10'9" (incl.)
Optional Staircase 10'0" x 10'3"

FIRST FLOOR

Master Bedroom 11'9" x 10'2" (incl. alc.)
Ensuite 10'5" x 10'9" (incl.)
Bedroom 2 9'10" x 7'0" (incl.)
Bedroom 3 9'10" x 7'0" (incl.)
Bathroom

TOTAL FLOOR AREA
948 sq. ft. approx.
(2018 sq. ft. inc. staircase, 10'0" x 10'3" approx.)

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Helens Wood, Rathgael Road,
Price £197,500



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- The Blackwood, Helens Wood, Rathgael Road, Bangor,
County Down
Price £197,500

DEVELOPMENT-NAME=HELENS WOOD

Helens Wood Rathgael Road, Bangor Classically styled homes in a unique parkland setting From the medley of brightly coloured boats moored in the Blue Flag Marina, to the bustling town centre teeming with caf s and restaurants, choose a beautiful home to suit your lifestyle and let the location speak for itself. Perched proudly at the northern tip of the famous Ards Peninsula, with magnificent views stretching across Belfast Lough and beyond, it s no surprise that the lively seaside resort town of Bangor has long remained the perfect place to call home. Each finished to Lagan Homes' renowned high-quality standard, these new properties would be ideal for young professionals and growing families wishing to lay down roots in a stunning seaside town. Situated in the outskirts of Bangor on the Rathgael Road and surrounded by mature trees, Helens Wood offers a unique collection of detached and semi-detached homes. The glistening lake is the main focal point to Helens Wood with meandering pathways through wooded areas, this new development is the perfect spot for relaxation and winding down at the end of a busy day. From an abundance of vibrant restaurants, caf s, bakeries, butchers and greengrocers, to a great range of independent boutiques, supermarkets, schools and leisure facilities, Helens Wood is within easy reach of every amenity you could ever need and strikes the perfect balance between convenience and comfort. Enjoy the Relationship Between Inside  Outside Living If you like the great outdoors, Helens Wood is at the gateway to some of the most beautiful scenery and breath-taking green spaces Northern Ireland has to offer. Whether it s sinking your feet into the sandy beaches, admiring the landscape and wildlife at Crawfordsburn Country Park, or taking a tour of the historic Bangor Castle, followed by a picnic in the Walled Garden, there s plenty to do just a short drive away. What s more, the area is also a mecca for sports enthusiasts and is home to not only a large variety of walking trails, cycle paths and emerald-green golf courses, but also renowned Yacht Clubs and rugby, football and hockey teams. Design & Architecture Constructed in a brick, render, or stone/render finish, no detail has been overlooked in the quest to ensure that these classically designed homes blend effortlessly into their picturesque surroundings. Thanks to architecture of the highest standard and immaculate interior designs with bright and airy rooms to let the outside in, these new homes truly lend themselves to easy maintenance and relaxed, modern living. Why Choose A Lagan Home Lagan Homes has been building outstanding homes for over 30 years. In that time we have provided thousands of people with homes they love and that suits their lifestyle. They are desirable homes because of their designs and how they are made to enhance how you live. SAFETY & SECURITY Double glazing, window locks*, 5 point

locking system to main doors, smoke, heat and carbon monoxide detectors and security alarms are installed throughout giving home owners peace of mind and lower insurance premiums. (*window locks excluding emergency escape windows). ENVIRONMENTAL Our new homes are energy-efficient with high levels of insulation, thereby reducing heat loss and your fuel bills. Our homes achieve energy-efficiency ratings far in excess of the average for Northern Ireland. NEW HOME WARRANTY A 10 year buildmark warranty will be available for all homes at Helens Wood from NHBC which is responsible for setting the standards of the house-building industry. YOUR NEW HOME Owners have the satisfaction of knowing that Helens Wood represents a team effort, involving the dedication, commitment and expertise of our finest architects and craftsmen. Owners will also benefit from a full turnkey finish. See detailed specification overleaf. All In The Detail EXTERNAL FEATURES - High standard of floor, wall and loft insulation to ensure minimal heat loss - Ornate eaves brackets on selected house types - Mouldings to door and window surrounds to selected house designs - Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate) - Bitmac driveways - Coloured pre-finished insulated composite front door - Rear gardens topsoiled - Front gardens landscaped in keeping with the rest of the development - Extensive landscaping to common areas - Timber fencing and walling to rear boundaries (where appropriate) - Feature external lighting to front door - Outside tap INTERNAL FEATURES - Internal decor, internal walls and ceilings painted along with the internal woodwork - Moulded skirting and architrave - Panelled internal doors with quality ironmongery - Smoke, heat and carbon monoxide detectors - Comprehensive range of electrical sockets with USB connections fitted to the kitchen and master bedroom - TV/Data connections to lounge, kitchen/dining and all bedrooms - TV/satellite co-axial cable terminated at external location and distributed via a central hub located in the store leaving your TV cabling for your TV installer to connect for whichever option you choose - Additional cable left in roofspace for connection of digital TV aerial by your TV installer - Hardwired using Cat6 cable to all TV points Cat6 is capable of transmitting various signals such as data/ satellite/ HDMI, and due to the variety of systems/ options available we have left the final connections in the store to be completed by the homeowner s own installer according to their own requirements - Thermostatically controlled radiators - Energy efficient LED downlighting to kitchen, bathroom and en-suite (where applicable) - Zoned security alarm KITCHEN - Choice of contemporary kitchen doors, handles, worktop colours and matching upstand - Integrated electrical appliances to include gas hob and electric oven, extractor unit, fridge/freezer, dishwasher and washer/dryer If there is a utility, appliance

fitted will be freestanding - Concealed under unit lighting
BATHROOMS, ENSUITES (WHERE APPLICABLE) &
WCS - Stylish white sanitary ware with chrome fittings -
Thermostatically controlled shower over bath in bathroom
with screen door - Thermostatically controlled shower
in ensuite - Chrome heated towel rail in bathroom and
ensuite - Full height tiling to shower enclosures - Splash
back tile to bathroom, ensuite and downstairs cloakroom
basins FLOORING - Lounge, bedrooms, hall, stairs and
landing carpeted - Kitchen/dining, ground floor cloakroom,
bathroom and ensuite floors tiled HEATING - Gas fired
central heating - Energy efficient combination boiler which
provides instant hot water on demand - Zoned heating
with time clock in line with building control regulations
SELECTIONS - All selections to be made from the builders
nominated suppliers only - All selections are from a pre-
selected range and are subject to stage of construction
WARRANTY - White goods carry a 1 year guarantee from
date of installation - NHBC 10 year buildmark warranty

ENTRANCE HALL

LOUNGE

4.88m x 3.35m (16'0" x 11'0")



For full EPC please contact the branch

KITCHEN / DINING

5.56m x 3.05m (18'3" x 10'0")

SUNROOM

3.20m x 3.18m (10'6" x 10'5")

CLOAKROOM/WC

FIRST FLOOR

MASTER BEDROOM

3.35m x 3.10m (11'0" x 10'2")

EN-SUITE SHOWER ROOM

BEDROOM 2

3.18m x 3.05m (10'5" x 10'0")

BEDROOM 3

3.00m x 2.29m (9'10" x 7'6")

BATHROOM

HELENS
WOOD
RAYGALL ROAD
BANGOR



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