



2 Helens Wood Place, Bangor,
BT19 1GQ

Asking Price: £249,950

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EPC Rating: B

Description

Welcome to 2 Helens Wood Place, an exceptional Brompton house type built by Lagan Homes within the prestigious Helens Wood development. This modern three-bedroom home offers a perfect blend of style and practicality, thoughtfully designed for contemporary family living.

Step inside and you’re greeted by a bright and spacious hallway, setting the tone for the rest of the home. To the front, the lounge provides a comfortable space to relax, while to the rear, the open plan kitchen seamlessly connects to the casual dining area and a stunning sunroom, creating a natural hub for both family life and entertaining. The kitchen is fitted with a range of integrated appliances, ensuring everything you need is right at your fingertips. A convenient cloakroom with WC completes the ground floor.

Upstairs, the home continues to impress with three generous bedrooms, including a master bedroom that benefits from a private ensuite shower room. A modern family bathroom caters to the remaining bedrooms, offering both functionality and style.

Externally, the property features off-street parking, landscaped gardens to the front, and an enclosed rear garden laid in lawns with a patio area—ideal for summer barbecues or simply enjoying the outdoors in privacy.

2 Helens Wood Place is perfectly positioned within the sought-after Helens Wood development, offering easy access to local amenities, schools, and transport links, making it a wonderful place to call home.

Reception Hall

Composite front door, ceramic tiled floor.

Cloakroom/WC

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

Lounge

15'7" x 11'10" (4.75m x 3.6m)

Kitchen / Dining

15'8" x 10'11" (4.78m x 3.33m)

Single drainer 1.5 stainless steel sink unit with mixer taps, laminate work surfaces, excellent range of high and low level units, built in oven, 4 ring gas hob, stainless steel chimney extractor fan, integrated fridge freezer, integrated dishwasher, gas fired boiler, ceramic tiled floor, recessed spotlights. Under stair storage - plumbed for washing machine.

Sunroom

14' x 10'10" (4.27m x 3.3m)

Ceramic tiled floor, uPVC double glazed French doors to garden, recessed spotlights.

First Floor

Airing cupboard, loft access.

Master Bedroom

15'7" x 8' (4.75m x 2.44m)

Ensuite Shower Room

Luxury white suite comprising: fully tiled built in shower cubicle, thermostatically controlled shower unit, dual flush WC, pedestal wash hand basin with mixer taps, heated towel rail, ceramic tiled floor, extractor fan, recessed spotlights.

Bedroom 2

10'1" x 8'3" (3.07m x 2.51m)

Bedroom 3

11'7" x 7'4" (3.53m x 2.24m)

Bathroom

White suite comprising: Panelled bath with mixer taps, telephone hand shower, dual flush WC, pedestal wash hand basin, stainless steel heated towel rail, ceramic tiled floor, partly tiled walls, extractor fan, recessed spotlights.

Outside

Tarmac driveway to car parking space.

Gardens

Front and enclosed rear garden in lawns and paved patio area. Garden shed.

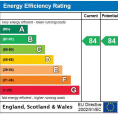
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All Measurements
All Measurements are Approximate.

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

Floorplan Clause
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For full EPC please contact the branch.



Total floor area 112.5 sq.m. (1,211 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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