

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

**Asking Price: £177,500**

 **Reeds Rains**

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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 both bright and spacious throughout with all the benefits one would expect from a house of 3 years old. The fitted kitchen comes with a host of integrated appliances and the spacious lounge overlooks the rear garden which is enclosed and south facing.

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.

### Entrance Hall

Composite front door, ceramic tiled floor, Under stairs storage: gas boiler, plumbed for washing machine.

### Cloakroom/WC

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

### Kitchen/Dining

16'8" x 6'11" (5.08m x 2.1m)  
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, built in oven and 4 ring gas hob, glass splashback, stainless steel chimney extractor fan, integrated dishwasher, integrated fridge freezer, recessed spotlights, ceramic tiled floor

with casual dining area.

### Lounge

13'11" x 10'10" (4.24m x 3.3m)  
Laminate wooden floor, UPVC double glazed French doors to rear garden.

### First Floor Landing

Access to roof space.

### Bedroom 1

13'11" x 9' (4.24m x 2.74m)

### Bedroom 2

13'11" x 8'8" (4.24m x 2.64m)  
Built in cupboard.

### Bathroom

Luxury white suite comprising: panelled bath, fully tiled built in shower cubicle with thermostatically controlled shower, pedestal wash hand basin with tiled splashback, dual flush WC, ceramic tiled floor, part tiled walls, recessed spotlights, extractor fan.

### Outside

Tarmac driveway with parking for 2 cars at front.

Enclosed rear garden, pebbled area and paved patio are with southerly aspect. Outside tap and light.

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All Measurements  
All Measurements are Approximate.

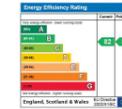
Laser Tape Clause

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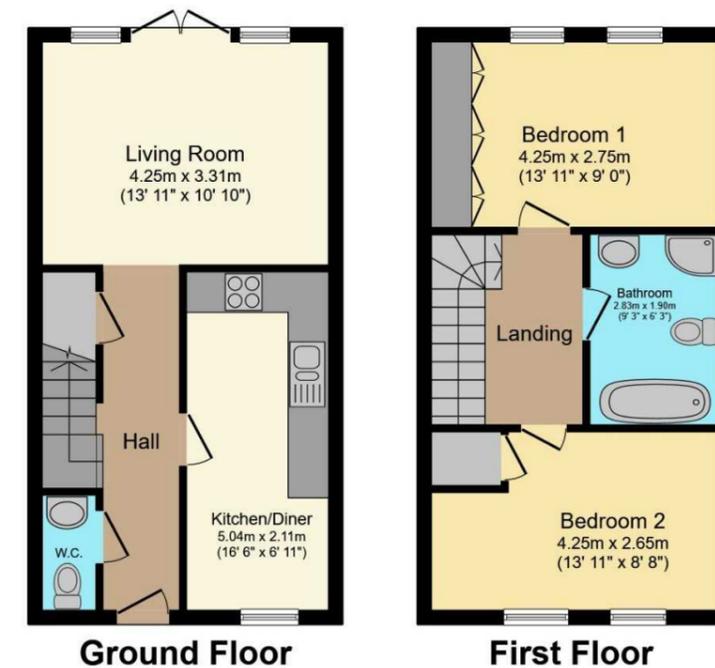
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



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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