

43 Helens Wood Way,  
Bangor, BT19 1FR



Asking Price £212,500

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#### KEY FEATURES

- Newly built semi detached set in highly popular residential development
- Nearly 9 years still remaining on NHBC guarantee
- Exceptionally well presented throughout with a number of additional extras
- Spacious living room
- Open plan kitchen, dining area
- Luxury fitted kitchen with range of integrated appliances
- Additional sunroom with double doors opening on rear patio and garden
- Three well proportioned bedrooms on first floor
- Ensuite shower room to main bedroom
- Bathroom with contemporary white suite
- Utility and Cloaks/WC to ground floor
- Patio area to rear leading to enclosed gardens in lawn
- Driveway car parking for multiple cars
- Gas fired central heating / uPVC double glazed windows

#### SUMMARY

We are delighted to welcome to the market this newly built three bedroom semi-detached family home situated within the popular and quiet Helens Wood development set just off the Rathgael Road on the outskirts of Bangor City Centre.

The accommodation comprises of a spacious living room, a fully fitted contemporary kitchen with excellent range of integrated appliances and casual dining area, opening onto a bright sun room with double doors to the patio and gardens. In addition there is a utility room and downstairs WC. On the first floor there are three good sized bedrooms, master with ensuite shower room and a family bathroom with contemporary white suite.

To the rear of the property there is an enclosed rear garden with patio space. To the front is a tarmac driveway. The property benefits from gas central heating and double glazed windows.

This superb home is convenient to Bangor City, Holywood, Newtownards and is close to the A2 if commuting to Belfast or Holywood. Also close to local schools, many amenities and public transport networks. This property is ideal for first time buyers & families alike for accommodation, location & price.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

##### ENTRANCE HALL:

**5' 9" x 4' 9" (1.75m x 1.45m)**

Composite front door, ceramic tiled floor.

##### LIVING ROOM:

**16' 0" x 14' 10" (4.88m x 4.52m)**





**KITCHEN/DINING:****12' 0" x 9' 11" (3.66m x 3.02m)**

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, 4 ring ceramic hob, Caple electric oven, stainless steel extractor hood, integrated fridge freezer, partly tiled walls, recessed bookshelf, recessed lighting, ceramic tiled floor.

**SUN ROOM:****11' 11" x 9' 7" (3.63m x 2.92m)**

Ceramic tiled floor, glazed double doors, recessed lighting.

**UTILITY ROOM:****6' 8" x 5' 10" (2.03m x 1.78m)**

Plumbed for washing machine and recess for tumble dryer, ceramic tiled floor, Worcester Bosch combi gas boiler, uPVC glazed door.

**CLOAKROOM:****7' 8" x 5' 11" (2.34m x 1.8m) At widest points.**

Low flush WC, corner pedestal wash hand basin, mixer taps, tiled splashback, ceramic tiled floor, recessed lighting, extractor fan.





## FIRST FLOOR

### LANDING:

Storage cupboard.

### BEDROOM (1):

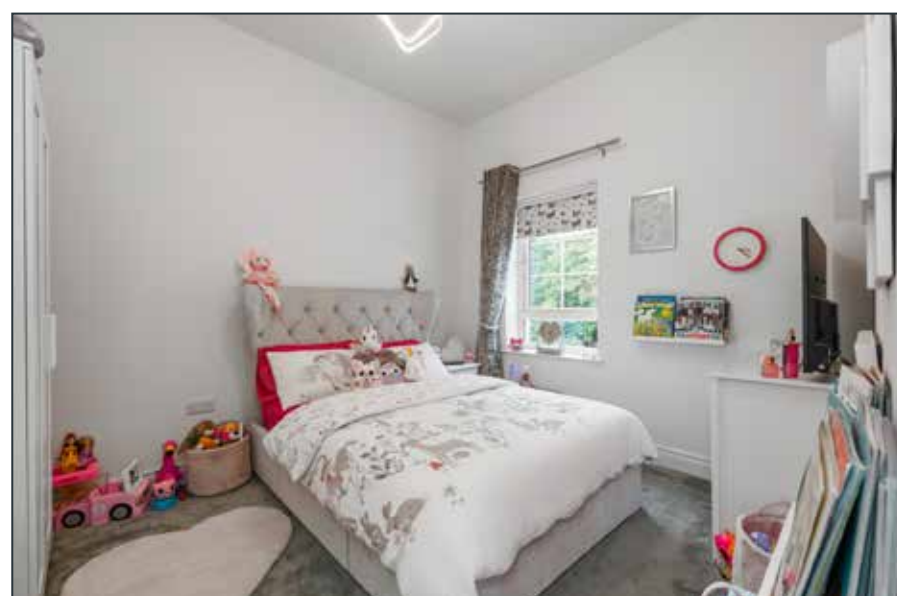
11' 3" x 10' 3" (3.43m x 3.12m)



### ENSUITE SHOWER ROOM:

8' 10" x 3' 11" (2.69m x 1.19m)

Fully tiled shower cubicle with thermostatic shower unit, pedestal wash hand basin with mixer tap, tiled splash back, backlit mirror with shaving point, low flush WC, ceramic tiled floor, chrome heated towel rail, recessed lighting, extractor fan.



### BEDROOM (2):

11' 5" x 11' 3" (3.48m x 3.43m)

Access to roofspace.

### BEDROOM (3):

8' 3" x 7' 6" (2.51m x 2.29m)



## BATHROOM:

Contemporary white suite comprising: Shower bath with mixer tap and telephone hand shower over, shower screen, pedestal wash hand basin with mixer tap and backlit mirror tiled splashback, low flush WC, ceramic tiled floor.

## OUTSIDE

Gardens in lawn to front, driveway car parking for 2-3 cars to rear with enclosed, westerly facing gardens getting the setting sun in summer months, outdoor lighting, outdoor electric plug sockets.

