

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 HELENS WOOD PLACE,  
BANGOR, BT19 1GQ**

**ASKING PRICE £214,950**



Located in a popular new development, this modern three bedroom semi-detached property, has many attributing factors with location being one of them. The property is close to Bangor and Newtownards for schools and amenities, but is on the main arterial routes to Belfast and further afield.

The property offers, an entrance hallway, spacious living room with dual aspect windows, modern kitchen/dining room with range of integrated appliances, a plumbed utility space, sunroom with double patio doors into the enclosed rear garden and a downstairs w/c.

The first floor consists of three double bedrooms, spacious master bedroom with en-suite shower room, built in storage cupboard and family bathroom comprising of white suite. The property is gas fired central heating and uPVC double glazed windows. Externally, there is a fully enclosed rear garden and to the front of the property tarmac driveway with space for multiple vehicles.

The property appeals to a wide variety of people from downsizers to young families alike. Early viewing is recommended!

## Key Features

- Four Year Old, Spacious Modern Three Bedroom Semi-Detached Property (Brompton) In The Popular Helens Wood Development
- Open Plan Kitchen/Dining With Range Of Integrated Appliances, Leading Through To Sunroom
- Bright Living Room With Dual Aspect Windows
- Three Double Bedrooms, Master Bedroom With Ensuite Shower Room
- Family Bathroom And Downstairs W/C Comprising Of White Suite
- Security Alarm, Gas Fired Central Heating And uPVC Double Glazed Windows
- South Westerly Facing Fully Enclosed Rear Garden, Tarmac Driveway With Space For Two Vehicles
- Located A Short Distance From Bangor, Newtownards, Local Amenities, Schools And Main Arterial Routes To Belfast And Further Afield
- Comprehensive TV/Electrical Points, Wired For Virgin Media and BT Openreach Available
- Approximately Six Years Remaining On The NHBC Warranty



### Accommodation Comprises:

#### Entrance Hall

Composite front door with secure multi locking system and tiled floor.

#### Living Room

15'10" x 15'6"

Spacious living room with dual aspect and bay window at front, tv point with freeview aerial.

#### Kitchen / Dining Area

15'8"x 10'11"

Range of high and low level units with laminate work surfaces, one and a quarter stainless steel sink with mixer tap and drainer, under unit lighting, integrated appliances to include; dishwasher, self cleaning oven, four ring gas hob and stainless steel extractor hood, larder cupboard, space for fridge/freezer, tiled floor, partially tiled walls, encased gas fired boiler, space for dining, recessed spotlights.

#### Sunroom

14'0" x 10'8"

Generous sized sunroom with tiled floor, recessed spot lighting and double patio doors into enclosed rear garden.

#### Downstairs W/C

White suite comprising of pedestal wash hand basin, with mixer tap and tile splashback, low flush w/c, tiled floor, extractor fan.

#### Utility

Plumbed for washing machine, with space for separate tumble dryer, extractor fan, tiled floor and laminate work surfaces.

#### First Floor

#### Landing

Built in storage cupboard with light, access to partially floored roof space via Slingsby type ladder with light and freeview aerial.

#### Bedroom 1

11'6" x 15'7"

Generous sized double bedroom.

#### Ensuite Shower Room

White suite comprising, walk in wall mounted overhead shower, sliding glass doors, pedestal wash hand basin with mixer tap and tile splashback, mirror with light and razor plug, low flush w/c, heated towel rail, tiled floor, partially tiled walls, recessed spotlights, extractor fan.

#### Bedroom 2

7'3" x 10'0"

Double bedroom.

#### Bedroom 3

8'6" x 10'2"

Double bedroom.

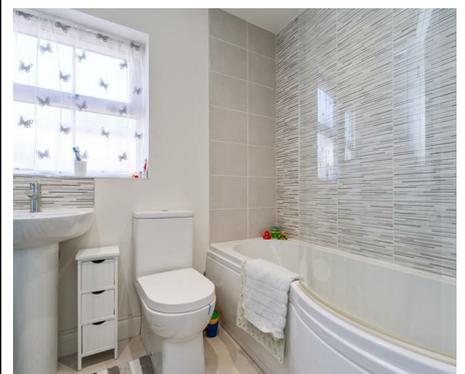
#### Bathroom

White suite comprising, panelled bath with mixer tap, shower attachment, glass shower screen, pedestal wash hand basin with mixer tap and tile splashback, low flush w/c, partially tiled walls, tiled floor, recessed spotlights, heated towel rail and extractor fan.

#### Outside

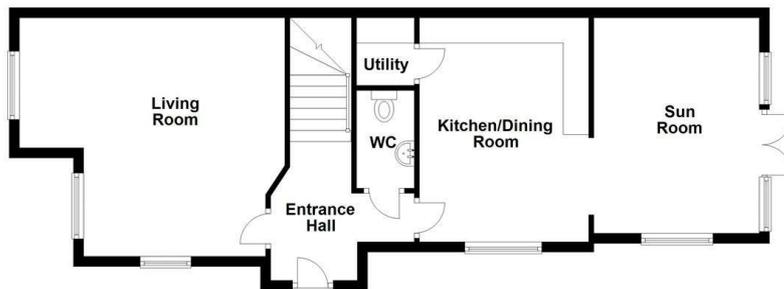
Front - Tarmac driveway with space for multiple vehicles, patio area, bedding area with mature shrubs, outside tap, access to rear garden area and motion sensor front door light.

Rear - Fully enclosed South Westerly rear garden, area in lawn, area in patio, raised beds with shrubs, side gate for bin access, space for storage and two outside motion sensor lights.





Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

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028 9181 1444

RENTAL DIVISION  
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