



2 Helens Wood, Stewartstown Road

Offers Around £199,950

An extraordinary semi detached home featuring four bedrooms with an ensuite shower room to the master bedroom, in addition, this home benefits from a detached garage and fantastic annex at first floor level currently in use as a separate entertaining / bar area which benefits from a w.c, heat, light and power. In brief the accommodation comprises: Four bedrooms. Master bedroom with ensuite shower room. Sizeable living room with bay window and solid antique Oak wooden flooring. High gloss fitted kitchen open plan to large family dining / entertaining space. Luxury shower suite on first floor. Gas central heating system. Upvc double glazing. Superfast broadband connected. Off road carparking. Privately enclosed rear garden with outdoor power sockets. Superb Stewartstown Road location walking distance to the Glider / transport links and Colinglen as well as proximity to lots of schooling, shops and motorway network. Viewing comes highly recommended to avoid disappointment. EPC - C73.



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GROUND FLOOR

Upvc double glazed front door to;

SPACIOUS ENTRANCE HALL

Cornicing, centre rose, storage downstairs.

LIVING ROOM

15'5 x 12'8 (4.70m x 3.86m)

Bay window, cornicing, centre rose, solid antique Oak wooden floor.

HIGH GLOSS KITCHEN / DINING AREA

19'8 x 9'8 (5.99m x 2.95m)

Range of high and low level units, single drainer stainless steel 1 ½ bowl sink unit, integrated dishwasher, built-in 4 ring hob and underoven, stainless steel extractor fan, partially tiled walls, spotlights, open plan to sizeable family dining / entertaining space, feature Upvc double glazed double doors to enclosed garden.

FIRST FLOOR

LANDING

Excellent storage cupboard on landing.

BEDROOM 1

12'9 x 9'9 (3.89m x 2.97m)

Laminated wood effect floor.

BEDROOM 2

12'10 X 11'0 (3.91m X 3.35m)

Laminated wood effect floor, built-in slide robes.

BEDROOM 3

8'8 x 7'7 (2.64m x 2.31m)

Laminated wood effect floor, built-in robes.

LUXURY SHOWER SUITE

Electric shower unit, low flush w.c, wash hand basin, storage units, chrome effect sanitary ware, chrome towel warmer, pvc panelled walls and ceiling.

Stairs to;

BEDROOM 4

Spotlights.

ENSUITE SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin and vanity unit, extractor fan.

OUTSIDE

Privately enclosed, well maintained rear garden with decking area and hot-tub hut, well maintained garden to front, off road carparking to;

DETACHED GARAGE

FIRST FLOOR ANNEX

23'5 x 10'1 (7.14m x 3.07m)

Low flush w.c, wash hand basin, radiator, light and power.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	73
(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	

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.

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 Tracey Perry on 028 90605200

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

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.

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PLEASE NOTE : TO AVOID ANY CONFUSION, ULSTER PROPERTY SALES DO NOT CHARGE ANY FEES FOR OUR MORTGAGE SERVICES.



NETWORK STRENGTH - LOCAL KNOWLEDGE

ULSTER PROPERTY SALES

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