

ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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BT20 4AG

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NETWORK STRENGTH – LOCAL KNOWLEDGE



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

**OFFERS AROUND £315,000**



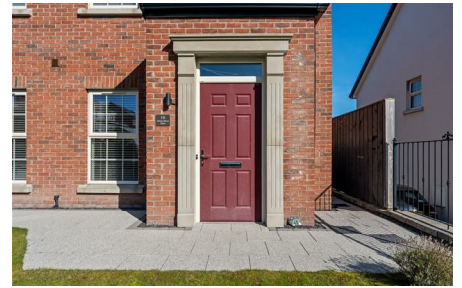
If you thought you have everything you wanted, we suggest a viewing of this immaculate detached property might just change your mind, as perfection has obviously been the present owners' focus when it came to presenting their home. The overall impression is one of ultimate comfort and modern day convenience that comfortably blends with the subtle choice of decor. The location, which was developed in the last few years, has matured relatively quickly to provide a residential location that combines a sought after quality of lifestyle with the all important convenience of ease of access to the most popular arterial routes for those on the daily commute to North Down's major towns and Belfast.

We feel strongly you'd be doing yourself a injustice if you didn't at least come and look at what's on offer, but be warned, if you do, you'll undoubtedly want what you see.



## Key Features

- 3 Bedrooms (Ensuite)
- Open Plan Kitchen / Living / Dining
- Phoenix Gas Heating System
- Downstairs Wash Room
- Spacious Lounge
- uPVC Double Glazing
- White Bathroom Suite
- Corner Site



### ACCOMMODATION

Entrance door into ...

#### ENTRANCE HALL

Ceramic tiled floor.

#### WASH ROOM

Comprising: Pedestal wash hand basin with mixer taps and splashback. W.C. Ceramic tiled floor. Built-in extractor fan.

#### LOUNGE

16'3" x 12'7" into bayx  
Media wall with feature electric wall mounted fire.

#### KITCHEN/DINING AREA

23'10" x 10'9"  
Range of Anthracite Graphite high and low level cupboards and drawers with Quartz work surfaces incorporating unit display cabinets. Built-in Caple 5 ring gas hob and oven under. Extractor hood with integrated fan and light. Integrated fridge/freezer and dishwasher. Integrated washer/dryer. 6 Downlights. Ceramic tiled floor.

#### SUN ROOM

10'6" x 9'7"  
Ceramic tiled floor. 4 Downlights. uPVC double glazed French doors leading to rear.

#### STAIRS TO LANDING

#### BEDROOM 1

13'10" x 9'4"  
T.V. point.

### ENSUITE

Comprising: Tiled shower cubicle with Thermostatic shower and Drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. PVC panelled ceiling. 2 Downlights. Built-in extractor fan.

#### BEDROOM 2

13'5" x 9'6"

#### BEDROOM 3

9'9" x 9'4"  
Half panelled walls.

#### BATHROOM

White suite comprising: Panelled bath with mixer tap and Thermostatic shower over. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor. 3 Downlights. Built-in extractor fan. Built-in storage cupboard.

### OUTSIDE

#### FRONT & SIDE

Garden in lawn. Lights. Hot and cold water taps.

#### REAR

Enclosed in pavestones. Outside power. Lights.




















### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>80</b>	<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 9127 1185.

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.

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