

simon**BRIEN**  
RESIDENTIAL

19 Helens Wood Gardens,  
Bangor, BT19 1GA



Asking Price £210,000

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#### KEY FEATURES

- Three bedroom semi-detached within popular housing development
- Well presented throughout
- Living room
- Large contemporary kitchen with excellent range of integrated appliances and casual dining area
- Sun room which opens to rear patio and gardens
- Three bedrooms
- Master bedroom with ensuite shower room
- Bathroom
- Downstairs WC
- Private large rear garden laid in lawns with patio space
- Gas central heating
- Double glazed windows
- Driveway parking
- Quiet residential location
- Early viewing recommended

#### SUMMARY

We are delighted to welcome to the market this well-appointed three bedroom semi-detached family home situated within the popular Helens Wood development off the Rathgael Road.

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

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

Situated off the Rathgael Road which is convenient to Bangor town, 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

Composite panelled entrance door.



##### ENTRANCE HALL:

Tiled floor.



##### WC:

Low flush WC and pedestal wash hand basin, tiled floor.



**LIVING ROOM:**  
15' 10" x 10' 10" (4.83m x 3.3m)



**KITCHEN/DINING:**  
17' 10" x 9' 10" (5.44m x 3m)

Excellent range of high and low level units, stainless steel single drainer sink unit with mixer taps, 4 ring gas hob with under oven and stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, integrated washer dryer, gas boiler, tiled floor, dining space for 6, Open to Sun Room.



**SUN ROOM:**  
10' 8" x 10' 1" (3.25m x 3.07m)  
Outlook to gardens, tiled floor, recessed lighting, double opening doors to patio and gardens.



**FIRST FLOOR**

**LANDING:**  
Storage cupboard.







**BEDROOM (1):**  
**10' 11" x 10' 1" (3.33m x 3.07m)**  
 Storage space with hanging space.



**BEDROOM (3):**  
**8' 4" x 6' 1" (2.54m x 1.85m)**  
 Storage cupboard.



**ENSUITE SHOWER ROOM:**  
 Low flush WC, pedestal wash hand basin, fully tiled corner shower, tiled floor, chrome heated towel rail, recessed lighting.



**BATHROOM:**  
 Low flush WC, pedestal wash hand basin, panelled bath with mixer taps and shower fitting, tiled floor, chrome heated towel radiator, recessed lighting.

**OUTSIDE**  
 Two parking spaces to front. Paved patio to rear, lawn, water supply, outside lighting.



**BEDROOM (2):**  
**9' 9" x 9' 3" (2.97m x 2.82m)**

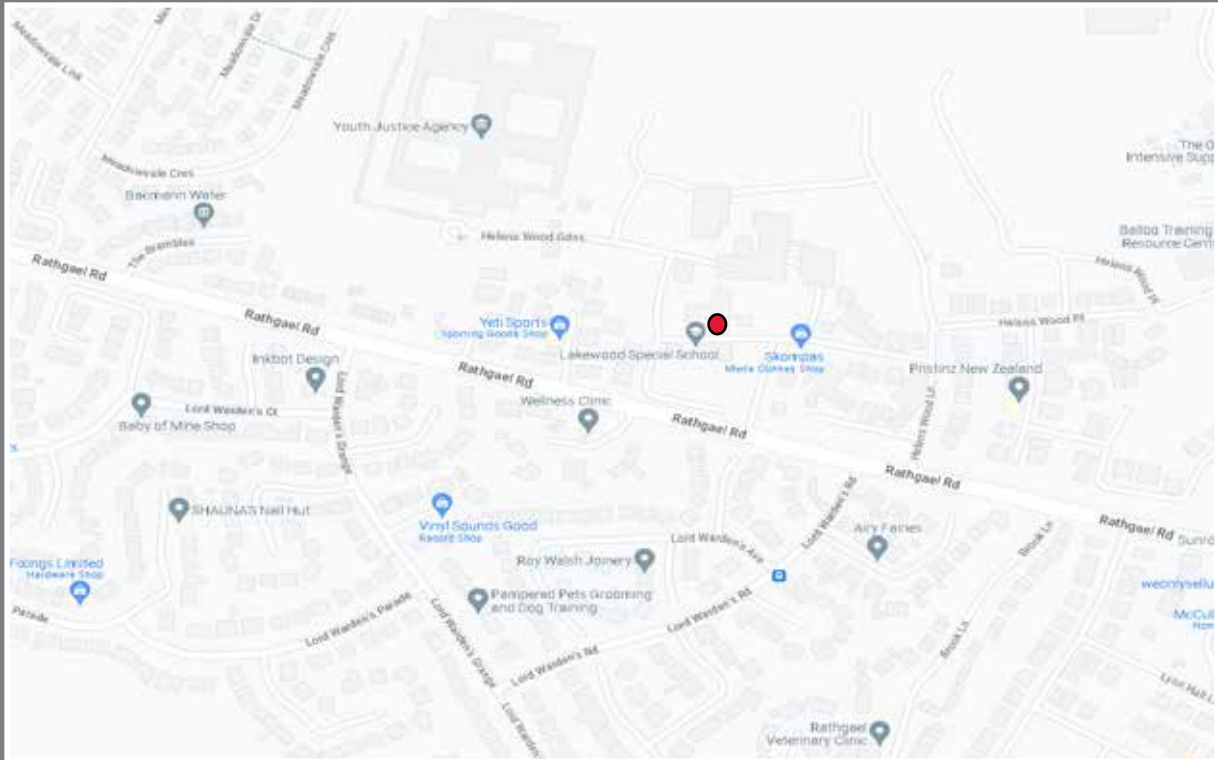


19 Helens Wood Gardens, Bangor (Ground Floor)  
 Plans for illustrative Purposes Only



19 Helens Wood Gardens, Bangor (1st Floor)  
 Plans for illustrative Purposes Only

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/B/23/AN



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