



Built by Lagan Homes in 2021 to the most exacting specification we are pleased to present number 55 which is known as a "Brompton" house type to the open market. This most attractive semi detached villa occupies a superb site within this popular development and is situated off the ever popular Rathgael Road an area which is in high demand due to the convenience for commuting to both Newtownards, Belfast & beyond, local shops & Clondeboye Estate for recreational purposes.

Internally the property is presented to a very high standard with little to do but move in. Of particular note is the spacious living room, spacious kitchen / dining room with direct access to the garden & on the first floor three bedrooms, principal room with ensuite and a family bathroom. Externally the property enjoys a private garden in lawns, patio areas etc and ample driveway parking for several cars.

With so much to offer we anticipate strong demand therefore don't delay and arrange a viewing today.

Offers Over
£239,950

55 Helens Wood Way,
BANGOR,
BT19 1FR

Viewing by
appointment
through agent
028 9042 4747



- Attractive Red Brick Semi Detached Villa
- Well Presented Throughout
- Spacious Living Room
- Contemporary "Cashmere" Kitchen with Casual Dining Area
- Utility / Laundry Cupboard
- Ground Floor Cloaks with Low Flush Suite
- Three Well Proportioned Bedrooms, Principal Room with Ensuite Shower Room
- White Bathroom Suite
- Double Glazed Windows / Gas Heating
- Driveway Parking
- Gardens to Front & Rear in Lawns, Patio Area
- Popular & Sought after Location

The Property Comprises:

Ground Floor

Composite front door to . . .

ENTRANCE HALL: Ceramic tiled floor.



CLOAKROOM: Low flush wc, pedestal wash hand basin, ceramic tiled floor, extractor fan.



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LIVING ROOM: 15' 0" x 11' 0" (4.57m x 3.35m) Laminate wood floor.



UTILITY/LAUNDRY ROOM: Plumbed for washing machine, space for tumble dryer, ceramic tiled floor.

KITCHEN/DINING: 15' 11" x 11' 0" (4.85m x 3.35m) Contemporary Cashmere kitchen with excellent range of high and low level units, laminate work surfaces, stainless steel sink unit with mixer tap, integrated dishwasher, Caple microwave, four ring gas hob, plumbed for American style fridge freezer, boiler cupboard with Worcester gas fired boiler, breakfast island, part tiled walls, ceramic tiled floor, double doors to outside, LED lighting.



First Floor

LANDING: Access to roofspace, linen cupboard.

PRINCIPAL BEDROOM: 15' 0" x 11' 0" (4.57m x 3.35m)



ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, vanity unit, low flush wc, ceramic tiled floor, LED lighting, extractor fan.



BATHROOM: White suite comprising shower bath with mixer tap and telephone hand shower, low flush wc, pedestal wash hand basin, ceramic tiled floor, heated towel rail, extractor fan, LED lighting.



BEDROOM (2): 10' 0" x 8' 0" (3.05m x 2.44m)



BEDROOM (3): 11' 0" x 7' 0" (3.35m x 2.13m) Panelled wall.



Outside

Tarmac driveway with ample parking for two cars. Front garden in lawns, paved patio to rear. Enclosed rear garden laid in lawns.



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Location:

From Rathgael Road turn left into Helens Wood Lane, 1st right into Helens Wood Place then right into Helens Wood Way, follow the road round and No 55 is on the right hand side.

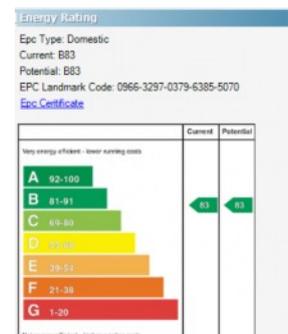


Floor 1

Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.