



Built by Lagan Homes in 2022 to the most exacting specification we are pleased to present number 38 which is known as a "Crosby" house type to the open market. This most attractive 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 & Clondeboy 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, contemporary modern kitchen / dining room open plan to the sun 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 south facing 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 Around  
£289,950  
Price to Include  
Carpets & Window  
Coverings

38 Helens Wood Lane,  
BANGOR,  
BT19 1GE

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Viewing by  
appointment  
through agent  
028 9042 4747

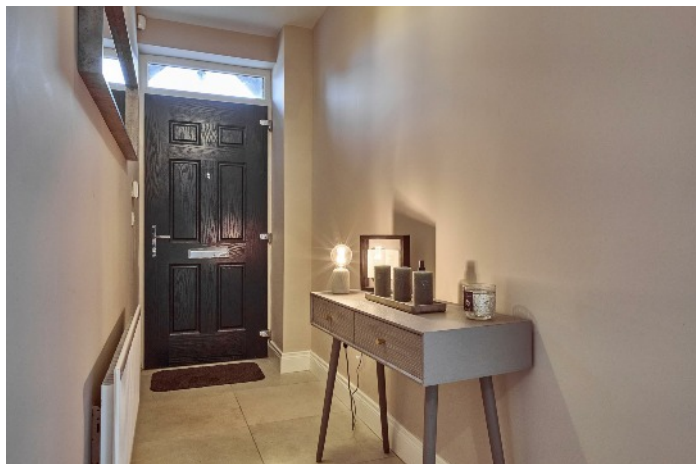


- Attractive Detached Villa
- Excellent Standard of Decor Throughout
- Spacious Lounge
- Contemporary Kitchen with Dining Area & Open Plan to Sun Room
- Ground Floor Cloaks with Low Flush Suite
- Three Well Proportioned Bedrooms, Principal Room with Ensuite Shower Room
- Luxury Family Bathroom
- Driveway Parking for Several Cars
- Enclosed Private Rear Garden which Enjoys a Sunny Aspect
- Double Glazed Windows / Gas Heating
- No Onward Chain



## Ground Floor

ENTRANCE HALL: Ceramic tiled floor.



CLOAKROOM: Low flush WC, wash hand basin with cupboard below, extractor fan, ceramic tiled floor.



LOUNGE: 14' 6" x 13' 1" (4.42m x 3.99m)



KITCHEN: 16' 5" x 11' 6" (5m x 3.51m) White high gloss kitchen with excellent range of high and low level units, Silestone work surface, Worcester gas boiler, sink unit with mixer tap, Quartz work surfaces, integrated dishwasher. Caple 4 ring hob. Oven. Fridge/freezer. Ceramic tiled floor. LED lighting.

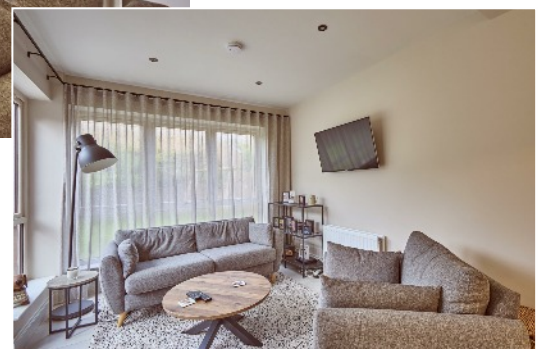


Open plan to...

SUN ROOM: 10' 9" x 10' 1" (3.28m x 3.07m) Ceramic tiled floor. Double doors to patio/garden. LED lighting.



UTILITY CUPBOARD: Plumbed for washing machine.





First Floor

BEDROOM (3): 12' 0" x 8' 1" (3.66m x 2.46m)



BEDROOM (2): 11' 7" x 9' 11" (3.53m x 3.02m)



BATHROOM: White suite comprising shower bath with mixer tap and thermostatic shower unit, low flush WC, vanity unit, heated towel rail, ceramic tiled floor, extractor fan, LED lighting.



LINEN CUPBOARD:

PRINCIPAL BEDROOM: 14' 2" x 12' 2" (4.32m x 3.71m)

ENSUITE: Double shower cubicle with thermostatic shower unit, vanity unit, low flush WC, ceramic tiled floor, extractor fan, heated towel rail, LED lighting.





## Outside

OUTSIDE: Driveway parking for several cars. Fully enclosed. Level rear garden laid in lawns, garden swing seat. Paved patio area. Garden shed. Outside power point, outside tap.



Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



## Location:

From Newtownards dual carriageway turn into Rathgael Road and Helen's Wood Development is on the right hand, continue into the development this is Helen's Wood Lane and No 38 is on the left hand side.

North Down - 028 90 42 4747  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Energy Rating

Epc Type: Domestic

Current: B83

Potential: B83

EPC Landmark Code: 8132-3542-3672-7193-1306

[Epc Certificate](#)

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| <b>A</b> 92-100                             |         |           |
| <b>B</b> 81-91                              | 83      | 83        |
| <b>C</b> 69-80                              |         |           |
| <b>D</b> 55-68                              |         |           |
| <b>E</b> 39-54                              |         |           |
| <b>F</b> 21-38                              |         |           |
| <b>G</b> 1-20                               |         |           |
| Not energy efficient - higher running costs |         |           |

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.