

12 HELENS WOOD GREEN

Bangor BT19 1GD

- Modern Semi
- 2 Bedrooms (Ensuite)
- Spacious Lounge
- Kitchen / Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- White Bathroom Suite
- Well Presented Throughout
- Handy Location
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	

Offers Over £195,000

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, Bangor, BT19 1GD



ACCOMMODATION

Composite entrance door into ...

ENTRANCE HALL

Ceramic tiled floor. Built-in storage with plumbing for washing machine. Concealed gas boiler.

WASH ROOM

Pedestal wash hand basin with mixer tap. W.C. Stone effect splash back. Ceramic tiled floor.

KITCHEN

16'5" x 6'10" (5.00m x 2.08m)
Range of high and low level cupboards and drawers with maple style trim, granite effect roll edge work surfaces. Built-in stainless steel 4 ring gas hob and oven under.

Extractor canopy with integrated fan and light. 11/2 tub single drainer stainless steel sink unit with mixer taps. Integrated fridge/freezer and dishwasher. Part tiled walls. Ceramic tiled floor. 8 Downlights.

LOUNGE

13'10" x 10'10" (4.22m x 3.30m)
Laminated wood floor. uPVC double glazed double doors to rear.

STAIRS TO FIRST FLOOR

BEDROOM 1

13'10" x 9'1" (4.22m x 2.77m)

BEDROOM 2

13'10" x 8'7" (4.22m x 2.62m)
Built-in storage cupboard.

BATHROOM

White suite comprising: Panelled bath with mixer tap and telephone shower attachment. Corner shower with thermostatic shower over and drencher. Pedestal wash hand basin with mixer taps. W.C. Part tiled walls. Ceramic tiled floor. Built-in extractor fan. Chrome heated towel rail.

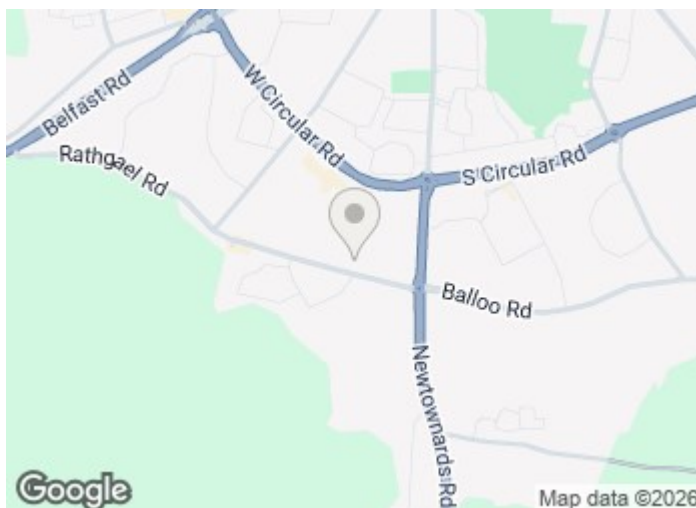
OUTSIDE

FRONT

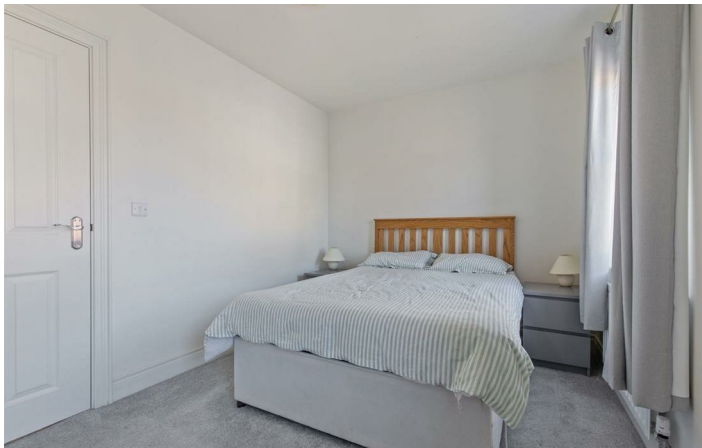
Tarmac Driveway. 2 lights. Tap.

REAR

Enclosed garden in lawn. Paved patio.

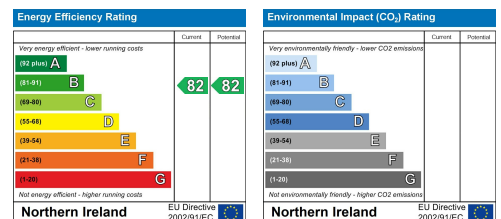


Directions



Floor Plan

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