

# 46 Helens Wood Crescent Bangor, BT19 1FE

*Offers around £240,000*



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**PINKERTON**

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# Well-presented Semi-Detached home in popular Helen's Wood Development

Located in the popular Helen's Wood development in Bangor, this modern semi-detached house, built in 2023, boasts a perfect blend of contemporary design and comfortable living, making it an ideal choice for families or professionals seeking a stylish home.

This residence features three well-proportioned bedrooms, providing ample

space for relaxation and privacy. The inclusion of three bathrooms is a significant advantage for busy households, allowing for convenience and ease during morning routines. The heart of the home is the inviting reception room, which serves as a perfect gathering space for family and friends. This area is filled with natural light, creating a warm and welcoming atmosphere.

Situated in a desirable location, this property benefits from the tranquillity of suburban living while being conveniently close to local amenities, schools, and transport links. With its combination of modern living and practicality, this property is sure to impress. Do not miss the opportunity to make this exceptional house your new home.





## PROPERTY FEATURES

- Three Bed Semi Detached In The Popular Helen's Wood Development
- Utility Room And Downstairs WC
- Family Bathroom
- Close To Local Amenities, Schools And Local Transport Routes
- Bright Living Room
- Three Spacious Bedrooms
- Enclosed Rear Garden
- Modern Open Plan Kitchen Dining Area
- Ensuite In Primary Bedroom
- Gas Fired Central Heating System







## PROPERTY MEASUREMENTS

Hallway	12'1" x 5'5"
Living Room	15'10" x 14'
Kitchen	12'4" x 10'1"
Utility	5'2" x 8'7"
Sunroom	11'8" x 8'9"
Downstairs WC	5'2" x 6'5"
Bedroom 1	10'6" x 10'6"
Ensuite	7'10" x 3'11"
Bedroom 2	9'11" x 11"
Bedroom 3	8'3" x 7'7"
Landing	7'7" x 7'10"
Storage 1	3'6" x 3'2"
Storage 2	3'11" x 1'5"

### REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Freehold  
 Rates - Understood to be approx £1,288 per annum

Directions  
 When travelling on Rathgael Road towards Rathgael Road roundabout, turn left onto Helen's Wood Lane. Take the first right onto Helen's Wood Place, then left onto Helen's Wood Crescent.

### Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

\* For your information: The UK average rating is 'E50'.

 WHAT3WORDS: slave.scarf.apron

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 125 Main Street, Bangor BT20 4AE  
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**Ballyholme**  
 88a Groomsport Road, Bangor BT20 5NF  
 028 9147 9444

**Comber & Ards**  
 7a The Square, Comber BT23 5DX  
 028 9140 4100

  
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