



A beautifully presented ground floor apartment located within an exclusive, small development of just 4 properties located within a quiet cul-de-sac position with easy access to Helens Bay Beach and train station and the Bangor to Holywood coastal path.

Accessed via its' own front door, the apartment bright, spacious and well-appointed accommodation. Briefly comprising entrance hallway, cloakroom, spacious living room open plan to dining room and a separate kitchen. An inner hallway leads to two double bedrooms, luxury shower room plus large walk in store. Having been recently renovated, works include new kitchen and bathroom, new internal doors and revamped outside space. Overall, the property has been presented to a high standard and is tastefully decorated throughout. Externally, this is complemented by off street parking and a delightful, landscaped garden to the rear.

Located just off Bridge Road, convenient to railway halt – perfect for those wishing to commute. There are a variety of amenities on your doorstep including golf and tennis clubs, beautiful woodland & coastal walks and of course the beach at Helens Bay.

We anticipate interest from a range of prospective purchasers – from professionals to retired downsizers alike. Viewing is a must to appreciate all this property has to offer.

Offers Around  
£215,000

Apt 2 Woodland Manor,  
Helen's Bay,  
Bangor,  
BT19 1TF

---

Viewing by  
appointment  
through agent  
028 9042 4747

- Small, exclusive development within quiet cul-de-sac position
- Deceptively spacious ground floor apartment
- Accessed via. its own front door to Hallway
- Cloakroom store
- Living Room open plan to Dining Room
- Separate Kitchen
- Two double bedrooms
- Luxury shower room
- Large walk in storage cupboard
- Gas fired central heating
- Tarmac driveway offering off street parking to front
- Delightful, landscaped, private garden to rear
- Range of amenities on your doorstep including railway halt, golf & tennis clubs and beautiful woodland & coastal walks



The Property Comprises:

Ground Floor

Mahogany front door with leaded double-glazed window to . . .

HALLWAY: Oak effect laminate wood floor.

CLOAK STORE

LIVING ROOM: 15' 1" x 11' 10" (4.6m x 3.61m)  
(Into square bay window). Oak effect laminate wood flooring. Open plan to:

DINING ROOM: 11' 6" x 11' 6" (3.51m x 3.51m)

Oak effect laminate wood floor, open to:

KITCHEN: 8' 2" x 7' 10" (2.49m x 2.39m) Recently installed shaker style kitchen with range of high and low level units plus, stainless steel sink with drainer and mixer tap, wood block worktops, space for cooker, stainless steel extractor fan, space for fridge freezer, tiled splashback, oak effect laminate wood flooring, gas fired boiler.

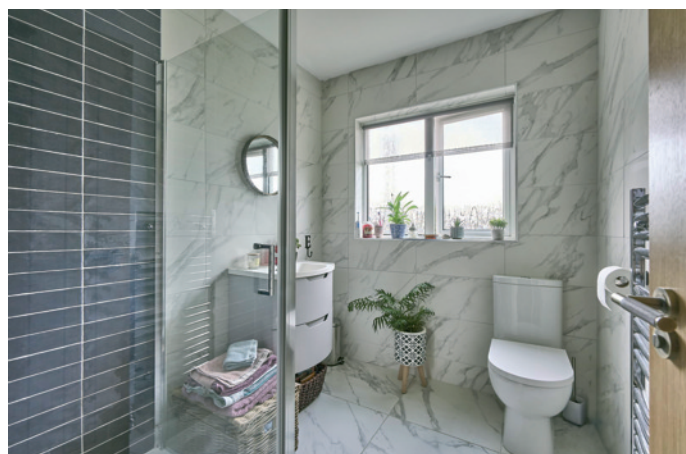
INNER HALLWAY: Large walk-in store cupboard with light. Additional shelved cupboard.

BEDROOM (1): 11' 2" x 10' 10" (3.4m x 3.3m)



BEDROOM (2): 11' 2" x 8' 6" (3.4m x 2.59m)

SHOWER ROOM: Contemporary shower room comprising fully tiled shower cubicle with mains shower unit, Wall mounted wash hand basin with mixer tap and low level drawer x2, Low flush WC, Heated towel rail, Fully tiled walls, Tiled floor, window.

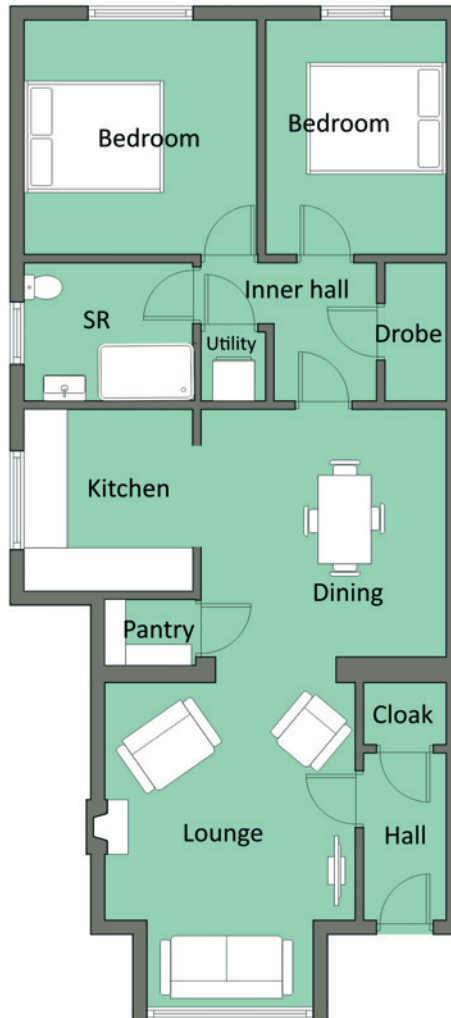


### Outside

Recently resurfaced tarmac driveway to front with residents parking.

Allocated, private garden to rear. Landscaped with feature patio areas plus garden shed.





## Location:

(From Helen's Bay Railway Station) Travelling along Bridge Road towards Craigdarragh Road, continue for 0.3 miles. Proceed to turn left onto Woodland Avenue then veer right along Woodland Avenue. Woodland Manor is located on the right hand side.

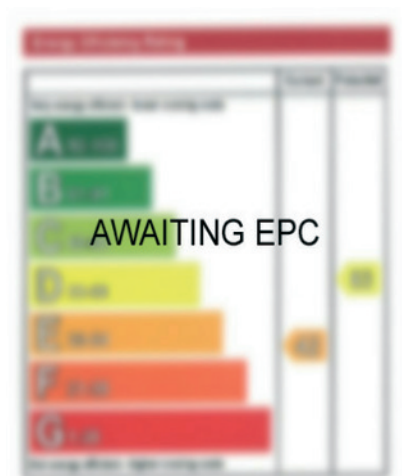
North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)



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.