



15 BEECHFIELD DRIVE

Bangor BT19 7ZN

- 4 Bedrooms (Ensuite)
- 3 Reception Rooms
- Kitchen / Dining Area / Sun Room
- uPVC Double Glazing
- Oil Fired Central Heating & Pressurized Water System
- Attached Garge
- Cul de Sac
- Generous Site
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £350,000

15 Beechfield Drive

, Bangor, BT19 7ZN



ACCOMMODATION

COVERED PORCH

Light. Hardwood entrance door with leaded glass light into

ENTRANCE HALL

LOUNGE

18'8" x 12'0" (5.69m x 3.66m)

Open fireplace with gas fire, brick surround with granite hearth and steel mantel. Dimmer.

FAMILY ROOM

15'8" x 10'4" (4.78m x 3.15m)

TV point. Dimmer.

KITCHEN/DINING

29'4" x 11'7" (8.94m x 3.53m)

Range of white painted high and low level cupboards and drawers with roll edge work surfaces incorporating unit display cabinets.

1 1/2 tub single drainer sink unit with mixer tap.

Built-in Neff 4 ring hob and oven with Built-in microwave. Extractor canopy with integrated fan and light. Ceramic tiled floor. Part tiled walls. 10 Downlights. uPVC double glazed patio door to rear. Dimmer. Open to

SUN ROOM

10'10" x 10'2" (3.30m x 3.10m)

Pine ceiling. Ceramic tiled floor. uPVC double glazed French doors leading to rear.

STAIRS TO 1ST FLOOR LANDING

Built-in hotpress.

BEDROOM 1

13'0" x 10'2" (3.96m x 3.10m)

Range of built-in wardrobes.

ENSUITE

Comprising: Corner shower with Mira Excel shower unit. Vanity unit with inset wash hand basin and mixer taps. W.C. Part tiled walls. Ceramic tiled floor. Built-in extractor fan. 2 Downlights.

BEDROOM 2

15'10" x 10'4" (4.83m x 3.15m)

BEDROOM 3

11'8" x 8'10" (3.56m x 2.69m)

Telephone point.

BEDROOM 4

10'2" x 9'0" (3.10m x 2.74m)

Range of built-in wardrobes.

BATHROOM

Coloured suite comprising: Panelled bath with mixer taps and telephone shower attachment. Vanity unit with inset wash hand basin. W.C. Part tiled walls. Ceramic tiled floor. 3 Downlights. Shaver point.

OUTSIDE

INTEGRAL GARAGE

19'8" x 10'6" (5.99m x 3.20m)

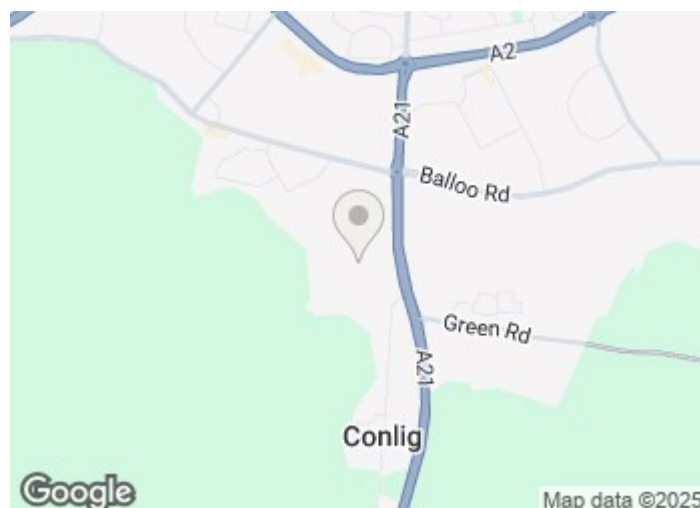
Up and over door. Light and power. Oil Fired Boiler. Plumbed for washing machine.

FRONT

Garden in lawn with trees and shrubs.

REAR

Enclosed garden in lawn with trees and shrubs. Tap. Lights. PVC oil tank.



Directions

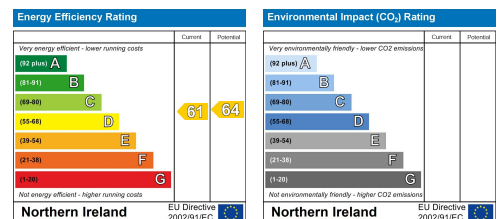


Floor Plan



Floorplan Is For Illustrative Purposes Only And Is Not To Scale

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