



## 20 BEECHFIELD AVENUE

Bangor BT19 7ZY

- 4 Bedrooms
- 3 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- Oak Kitchen
- White Bathroom Suite
- Attached Garage
- Cul De Sac
- Generous Site

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Over £330,000**

# 20 Beechfield Avenue

, Bangor, BT19 7ZY



## ACCOMMODATION

### OPEN PORCH

Panelled ceiling with light.

### ENTRANCE HALL

### CLOAK ROOM/WASH ROOM

Grey suite comprising: Pedestal wash hand basin. W.C.

### LOUNGE

19'6" x 11'8" (5.94m x 3.56m)

Open fireplace with marble surround and hearth. Mahogany mantel. 2 Wall light points. Cornice. uPVC glazed French door to rear.

### FAMILY ROOM

12'8" x 10'7" (3.86m x 3.23m)

Laminated wood floor. Cornice.

### KITCHEN

12'3" x 10'6" (3.73m x 3.20m)

Range of oak high and low level cupboards

and drawers with roll edge work surfaces.

Built-in 4 ring hob and oven under. Extractor 11'2" x 10'3" (3.40m x 3.12m)

canopy with integrated fan and light. Single

drainer stainless steel sink unit with mixer

taps. Integrated dishwasher. 4 Downlights.

### SUN ROOM

14'0" x 11'0" approx (4.27m x 3.35m approx)

Double glazed in uPVC frames with

matching double doors to rear. Laminated

wood floor. 6 Downlights.

### FIRST FLOOR

Hotpress with insulated hot water cylinder.

### BEDROOM 1

13'10" x 10'7" (3.96m x 3.23m)

Built-in wardrobe.

### BEDROOM 2

10'7" x 8'1" (3.23m x 2.46m)

### BEDROOM 3

11'9" x 8'0" (3.58m x 2.44m)

### BEDROOM 4

Laminated wood floor.

### BATHROOM

White suite comprising: Panelled bath. Wash

hand basin with mixer taps. W.C. Corner

shower cubicle with Mira 723 shower. 4

Eyeball downlights. Laminated wood floor.

Part tiled walls. Ceramic tiled floor.

### OUTSIDE

#### ATTACHED GARAGE

21'0" x 10'8" (6.40m x 3.25m)

Up and over door. Light and power. Oil fired

boiler. Plumbed for washing machine.

#### FRONT GARDEN

Laid in lawn.

#### ENCLOSED REAR GARDEN

Fenced. Laid in lawn with shrubs.

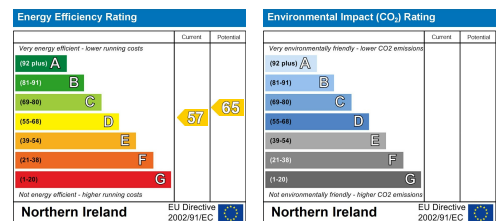


## Directions



# Floor Plan

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