



ULSTER PROPERTY SALES

UPS

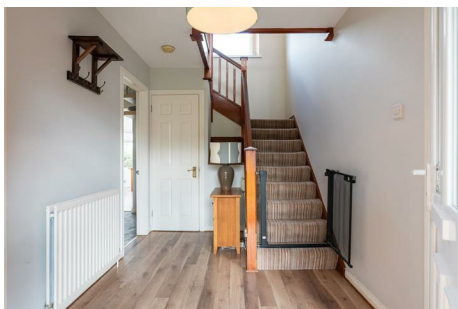
BANGOR BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	57	65
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 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"2 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

11'2" x 10'3" (3.40m x 3.12m)
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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

