


3 Beechfield Crescent, Bangor,
County Down, BT19 7ZJ

Asking Price: £350,000

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

Description

Occupying a flat site within this ever popular location we are delighted to offer 3 Beechfield Crescent to the open market for sale. The property offers excellent accommodation on both levels that will appeal to families. The ground floor reveals 3 separate reception rooms, a cloakroom with WC, and a modern fitted kitchen with a casual dining area and integrated appliances. The first floor boasts 4 double bedrooms, master with ensuite, and a family bathroom. This excellent property is further enhanced by the large double garage, ideal for storage, oil fired heating and double glazing throughout. All in all an excellent family home in an area where demand always outweighs supply.

Reception Hall

Hardwood double glazed front door with double glazed side panels, solid wood floor, under stairs storage. Access to integral double garage.

Cloakroom / WC

White suite comprising: Dual flush WC, semi pedestal wash hand basin with tiled splashback, extractor fan.

Drawing Room

16'4" x 12'9" (4.98m x 3.89m)
Solid wood floor, feature wooden fireplace with marble inset and hearth, piped for gas fire, cornice ceiling.

Dining Room

12'5" x 11'9" (3.78m x 3.58m)
Solid wood floor, cornice ceiling, double glazed sliding patio door to conservatory.

Conservatory

10'11" x 10'6" (3.33m x 3.2m)
Ceramic tiled floor, uPVC double glazed

French doors to rear garden.

Kitchen / Dining

20' x 12'4" (6.1m x 3.76m)
Single drainer 1.5 composite sink unit with mixer taps, excellent range of high and low level units, laminated work surfaces, glass upstands and splashback, built in oven and microwave, 4 ring ceramic hob, chimney extractor fan. Integrated dishwasher, integrated fridge freezer, ceramic tiled floor, recessed spotlights. Open plan to casual dining or family area with double glazed sliding patio door to rear garden.

First Floor Landing

Access to roof space.

Bedroom 1

12'9" x 12'8" (3.89m x 3.86m)

Ensuite shower room

Luxury white suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower unit, dual flush WC, vanity unit with mixer taps, stainless steel heated towel rail, fully tiled walls, ceramic tiled floor, extractor fan.

Bedroom 2

15'4" x 11'1" (4.67m x 3.38m)

Bedroom 3

12'10" x 12'4" (3.9m x 3.76m)

Bedroom 4

12'4" x 9'10" (3.76m x 3m)
Laminate wooden floor.

Family Bathroom

White suite comprising: Corner bath with mixer taps and telephone hand shower, fully tiled built in shower cubicle with thermostatically controlled shower, vanity unit with mixer taps,

dual flush WC, fully tiled walls, ceramic tiled floor, stainless steel heated towel rail, airing cupboard.

Outside

Loose pebble driveway to off street parking and access to garage.

Integral Double Garage

21'4" x 18'9" (6.5m x 5.72m)
Twin up and over doors, power and light, plumbed for washing machine, oil fired boiler, door to garden.

Gardens

Front garden in lawns.
Enclosed rear garden in lawns with paved patio area and walkways. Outside tap and light, PVC Oil tank.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor,

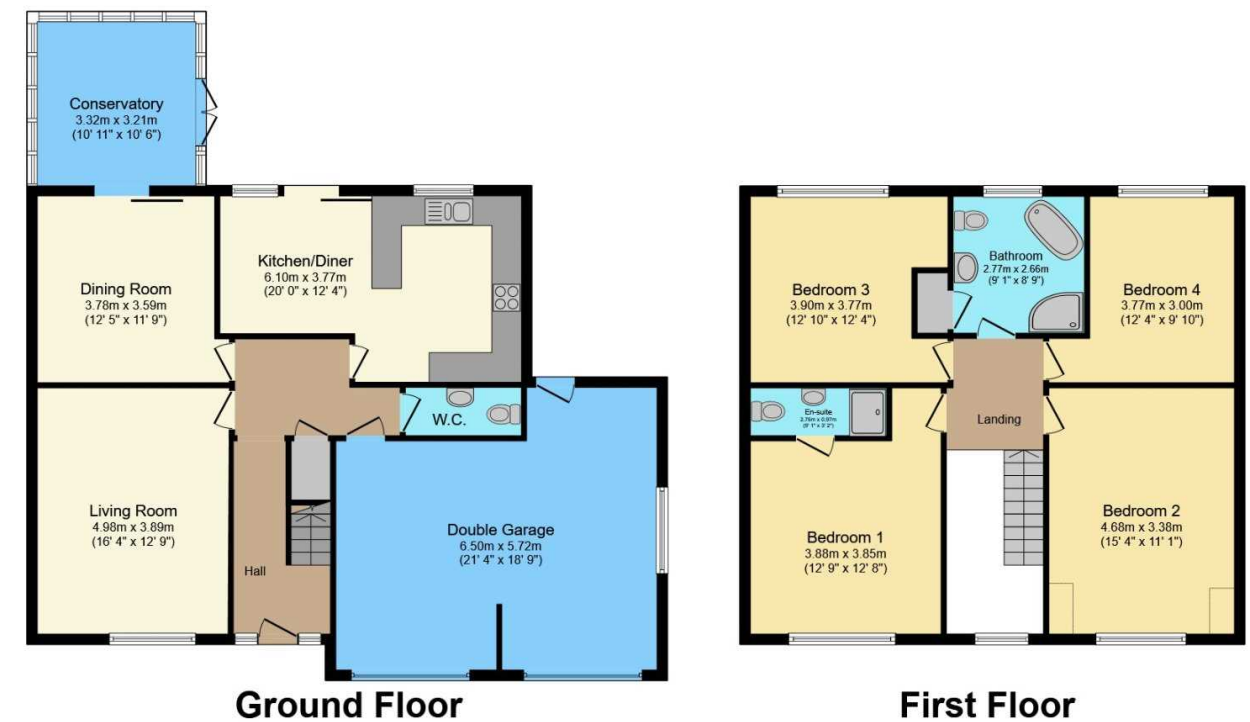
For full EPC please contact the branch.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area 203.2 m² (2,187 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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