

107 Beechfield Avenue, Bangor,  
County Down, BT19 7ZX

**Asking Price: £360,000**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

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EPC Rating: C

### Description

We are delighted to offer to the market this detached villa, built by Dunlop Homes. The property is well presented throughout, offering spacious accommodation on both levels. The Ground floor boasts 2 separate reception rooms, a modern fitted kitchen with a central island and dining area, utility room and cloakroom with WC. This is all complimented by 4 double bedrooms, master with ensuite, and a family bathroom on the first floor. Externally the property continues to excel with a large brock paved driveway leading to a detached Garage and mature gardens front and enclosed to rear in lawns. Properties of this calibre in this location are always at a premium and we have no hesitation in recommending immediate viewing.

### Reception Hall

Hardwood double glazed front door, solid wooden floor.

### Cloakroom / WC

White suite comprising: Dual flush WC, semi pedestal wash hand basin, ceramic tiled floor, stainless steel heated towel rail, under stairs storage.

### Lounge

18'1" x 12 (5.5m x 12)  
Contemporary stone fireplace and hearth, piped for gas fire.

### Family Room

12 x 11'1" (12 x 3.38m)  
Laminate wooden floor.

### Kitchen / Dining

25'1" x 13'3" (7.65m x 4.04m)  
Inset stainless steel 1.5 sink unit with mixer

taps and granite drainer, excellent range of high and low level units with granite work surfaces and upstands, central island with breakfast bar, built in oven and 5 ring gas hob, stainless steel chimney extractor fan, plumbed for American fridge freezer, ceramic tiled floor, recessed spotlights. Open plan to dining area with uPVC double glazed French doors to rear garden.

### Utility Room

10'8" x 6'1" (3.25m x 1.85m)  
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminated work surfaces, plumbed for washing machine, ceramic tiled floor, recessed spotlights, hardwood double glazed door to rear garden.

### First Floor Landing

Access to roof space.  
Airing cupboard.

### Bedroom 1

14'9" x 12 (4.5m x 12)  
Recessed spotlights.

### Ensuite shower room

Luxury white suite comprising : Panelled shower cubicle with thermostatically controlled shower unit, dual flush WC, semi pedestal wash hand basin, ceramic tiled floor, heated towel rail, fully tiled walls, recessed spotlights, extractor fan.

### Bedroom 2

14'9" x 12 (4.5m x 12)

### Bedroom 3

14'11" x 11'2" (4.55m x 3.4m)

### Bedroom 4

11'1" x 10'4" (3.38m x 3.15m)

### Bathroom

White suite comprising: Tiled panel bath with mixer taps, fully tiled built in shower cubicle with thermostatically controlled shower, dual flush WC, semi pedestal wash hand basin, heated towel rail, fully tiled walls, ceramic tiled floor, recessed spotlights.

### Outside

Brick paved driveway to excellent car parking space and access to garage.

### Detached Garage

21'9" x 13'1" (6.63m x 4m)  
Roller door, power and light, Gas boiler, rear access.

### Gardens

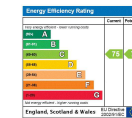
Front garden in lawns.  
Enclosed rear garden in lawns, feature decking and paved patio area.

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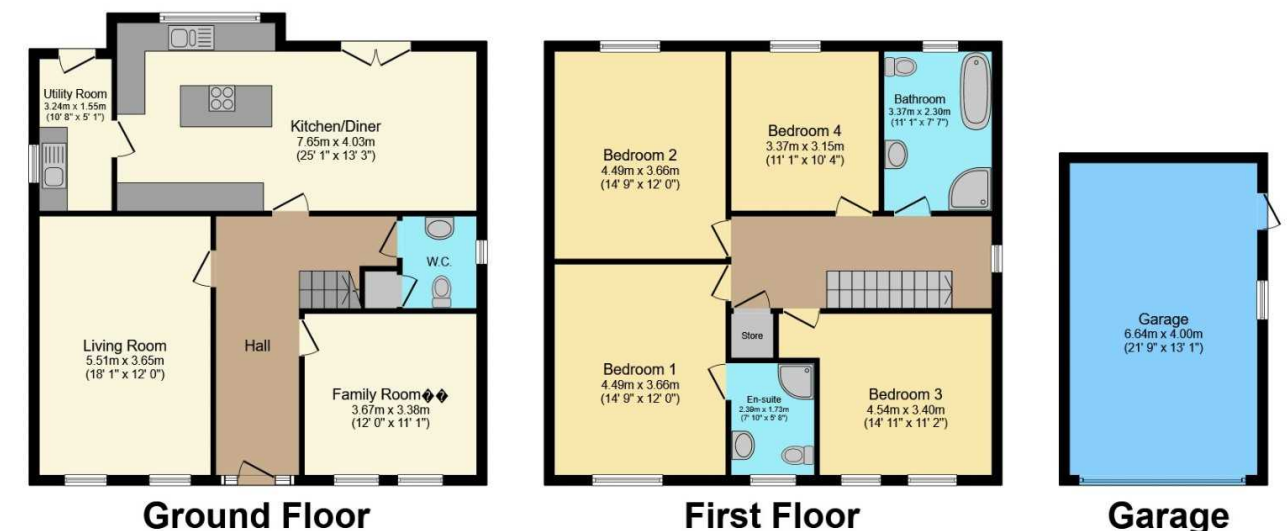
All Measurements  
All Measurements are Approximate.

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.



For full EPC please contact the branch.



Total floor area 195.9 m<sup>2</sup> (2,109 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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