

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

Asking Price: £345,000

 **Reeds Rains**

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Description

This spacious detached family home is situated in a quite child friendly cul de sac in the ever popular Beechfield development. The property offers family accommodation on both levels with the ground floor comprising of a spacious lounge, Sun room and modern fitted kitchen open plan to a dining or family room. The first floor reveals 4 double bedrooms with an en suite to the master and a luxury shower room with white suite. Externally the property enjoys a mature and private site with a south westerly aspect to the rear and gardens in lawns and paved patio. A play area has been created with artificial lawns and includes an in ground trampoline which converts to a splash pool when required. There is also ample off street parking and a dedicated area for keeping a caravan or boat if required. All in all beautifully presented detached family home that will appeal to even the most discerning of purchasers.

Reception Hall

Mahogany effect upvc double glazed front door, solid wooden floor, under stairs storage.

Lounge

19'11" x 11'10" (6.07m x 3.6m)
Feature gas stove on marble hearth, solid wooden floor, cornice ceiling, double glazed sliding patio door to conservatory.

Sun Room

16'2" x 10'6" (4.93m x 3.2m)
upvc double glazed door to garden.

Kitchen / Dining

24'8" x 13 (7.52m x 13)
Single drainer 1.5 stainless steel sink unit with mixer taps, excellent range of high and low

level units with laminated work surfaces, built in oven and 4 ring ceramic hob, chimney extractor fan, integrated dishwasher, integrated fridge/ freezer, part tiled walls, recessed spotlights, ceramic tiled floor. Open plan to dining area with central island / breakfast bar and recessed spotlights. Access from kitchen direct to attached Garage.

First Floor Landing

Access to roof space. Hot press with storage above.

Bedroom 1

13'11" x 10'2" (4.24m x 3.1m)

En suite shower room

Luxury white suite comprising: Built in shower cubicle with thermostatically controlled shower and Rain shower, dual flush WC vanity unit with mixer taps, fully tiled walls, recessed spotlights, heated towel rail.

Bedroom 2

11'9" x 10'8" (3.58m x 3.25m)
Laminate wooden floor.

Bedroom 3

11'9" x 9'2" (3.58m x 2.8m)
Laminate wooden floor.

Bedroom 4

10'8" x 8'11" (3.25m x 2.72m)
Laminate wooden floor.

Shower Room

Fully tiled walk in shower with thermostatically controlled shower and Rain Shower, heated towel rail, vanity unit with mixer taps, dual flush WC, ceramic tiled floor, part tiled walls, recessed spotlights.

Outside

Brick paved driveway to excellent car parking space with additional parking or ideal storage for a caravan or boat.

Attached Garage

20'1" x 10'4" (6.12m x 3.15m)
Roller door, power and light, oil fired boiler, plumbed for washing machine, door to rear garden.

Gardens

Front garden in lawns and shrubs.

Private and enclosed garden to rear with south westerly aspect laid in lawns, shrubs, flowerbeds and feature stone paved patio area. Additional area with artificial lawn with feature inground Trampoline which converts to a splash pool.

Outside tap and light with additional exterior lighting in the garden.

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

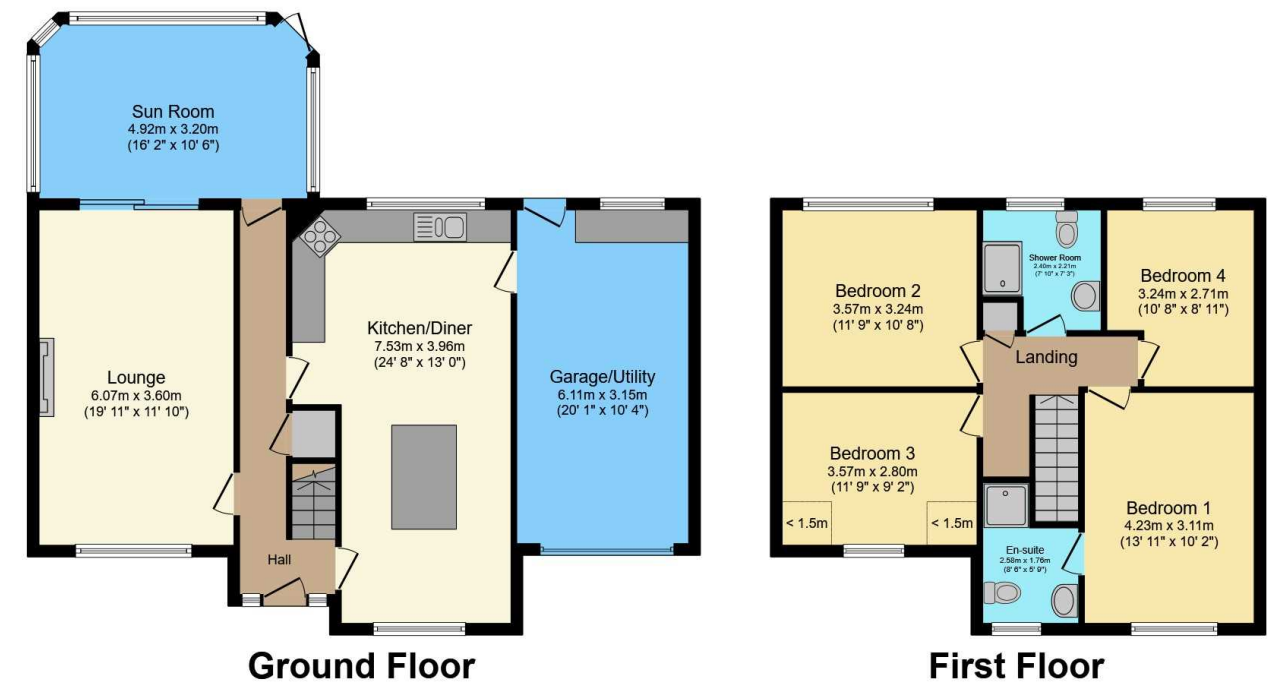
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All Measurements
All Measurements are Approximate.

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 154.1 m² (1,659 sq.ft.) approx
Restricted height 1.5 m² (16 sq.ft.)
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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