

For Sale

Asking Price: £399,950

SimonBrien



34 Beechfield Avenue,
Bangor,
County Down,
BT19 7ZY

simonbrien.com

Special Features

- Well maintained detached home
- Quiet cul-de-sac location within Beechfield
- Well-proportioned site with a bright aspect
- Large living area with views over reservoir
- Fitted kitchen open plan to dining area
- Separate utility room
- Access to attached double garage
- Four reception rooms including dining room and family room
- Six bedrooms spread across two levels
- Multiple bedrooms with reservoir views
- Versatile home with study and music room available
- Ground floor cloakroom and W.C.
- En suite shower room
- Oil fired central heating / double glazed throughout
- Driveway parking for multiple cars
- Attached double garage
- Garden to side and rear with stunning views

Summary

Located in a highly convenient location, this attractive detached home has been well maintained by the current owners and offers fantastic accommodation throughout. It is situated on a well-proportioned site with beautiful views over the reservoir and well-maintained gardens to the side and rear.

You are greeted by a bright entrance hallway, from here you have three main reception rooms including living area with views over the reservoir, dining room and a family room. The kitchen is open plan into additional dining accommodation with access to the rear garden, in addition there is a utility room with access to double sized garage, a downstairs cloakroom and W.C.

There are six good sized double bedrooms, bedroom one has beautiful views and an en suite shower room, there is a family bathroom to accommodate further bedrooms.

Outside to the front there is a large driveway with ample parking space with access to the double garage. To the rear is a fabulous area for entertaining, it is laid in lawns which is perfect for summer BBQ's. In addition, the property benefits from oil fired central heating and has double glazed windows.

Close to a range of local amenities, transport networks and Bangor town centre. Take the time to view this fantastic home in an enviable setting. Early viewing is highly recommended.

Accommodation

Entrance

Hardwood front door with side glass panels.

Entrance Hall

Access to loft, built in storage and cloakroom.

Family Room

20' x 14'1" (6.1m x 4.3m):

Corniced ceiling, feature fireplace, open fire with marble surround, views over reservoir.



Dining Room

13'1" x 11' (4m x 3.35m):



Lounge

15' x 14'1" (4.57m x 4.3m):

Dado rail, recessed lighting, views over reservoir.



Kitchen/Dining

20'1" x 12' (6.12m x 3.66m):

Range of high and low level wooden units, five ring gas hob with over head extractor unit and part tiled walls, stainless steel sink unit with mixer taps and drawer, plumbed for dishwasher, integrated fridge freezer, breakfast bar for casual dining, eye level integrated oven, and microwave. Open plan to dining space and access to rear garden.



Utility Room

12' x 8' (3.66m x 2.44m):

High and low level units, plumbed for washing machine, plumbed for tumble dryer, space for fridge/freezer, single drainer sink unit with mixer taps, tiled floor, recessed lightg, access to side and garage.

Double Garage

17'1" x 17'1" (5.2m x 5.2m):



Shower Room

Comprises of corner shower unit with glass shower screen, low flush WC, wash hand basin with vanity unit, part tiled walls, tiled floor, recessed lighting and extractor fan.



Principal Bedroom

15' x 11'1" (4.57m x 3.38m):
Views over reservoir



Ensuite Shower Room Comprises of corner shower unit with glass shower screen, low flush WC, wash hand basin with vanity unit, part tiled walls, tiled floor, recessed lighting and extractor fan.



Bedroom 2

11'1" x 11' (3.38m x 3.35m):
Views of reservoir.



Bedroom 3

11'1" x 10' (3.38m x 3.05m):
Views of reservoir.



Bedroom 4

11' x 9'1" (3.35m x 2.77m):

Bedroom 5

11'1" x 9'1" (3.38m x 2.77m):
Views over reservoir.

Study / Bedroom 6

11'1" x 10' (3.38m x 3.05m):
Views of reservoir.

Bathroom

Four piece suite comprising of corner shower unit, panelled bath with mixer taps, wash hand basin with vanity unit, low flush WC, part tiled walls, tiled floor, extractor fan.





VALUER

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