

2 Beaumont Court, Bangor, County Down, BT19 6WJ

**Asking Price: £185,000**

 **Reeds Rains**

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Asking Price: £185,000 To be advised

EPC Rating: C

### Description

Available immediately with no onward chain, this stunning semi detached villa must be viewed to be fully appreciated.

The property has been fully refurbished throughout and the results are evident from the minute you enter the property. The lounge offers a wood burning stove whilst the modern high gloss kitchen open onto a dining area with French doors to the rear garden. The ground floor is completed by the all important a cloakroom with WC.

The first floor reveals 3 bedrooms and luxury white bathroom suite which is fully tiled.

The rear garden is low maintenance with patio and there is ample car parking to the front and side of this most impressive property.

The property has uPVC double glazing and Gas fired heating as well as a high electrical specification .

Located in a quiet cul de sac this home is close to both leading primary schools and Bangor Grammar schools as well as arterial routes and Bloomfield shopping centre.

### Entrance Hall

Composite double glazed front door, laminate wooden floor.

### Lounge

14'8" x 12'7" (4.47m x 3.84m)

Laminate wooden floor, feature Wood burning stove on a slate hearth, cornice ceiling.

### Kitchen / Dining

17'7" x 11'7" (5.36m x 3.53m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level high gloss units with laminated work surfaces and concealed lighting. Built in stainless steel oven and 4 ring ceramic hob, stainless steel chimney extractor fan, plumbed for dishwasher, part tiled walls, laminate

wooden floor, panelled ceiling with recessed spotlights. Open plan to dining area with UPVC double glazed French doors to rear garden area.

### Cloakroom / WC

White suite comprising: Dual flush WC, vanity unit with mixer tap and tiled splashback, stainless steel heated towel rail, laminate wooden floor, plumbed for washing machine.

### First floor landing

Recessed spotlights, Airing cupboard.

### Bathroom

Luxury white suite comprising: Panelled bath with mixer taps and Triton electric shower unit, dual flush WC vanity unit with mixer taps, ceramic tiled floor, fully tiled walls, panelled ceiling with recessed spotlights, extractor fan.

### Bedroom 1

11'2" x 10 (3.4m x 10)

Laminate wooden floor, double built in robe.

### Bedroom 3

8'2" x 7'3" (2.5m x 2.2m)

Laminate wooden floor.

### Bedroom 2

10'8" x 10 (3.25m x 10)

Laminate wooden floor.

Access to roof space.

### Roof space

Partly floored, light and gas boiler.

### Parking

Tarmac drive with paved edging to both the front and side of the property for multiple vehicles.

### Garden

Low maintenance rear garden in patio.

External tap and light with wiring for exterior power socket.

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All Measurements

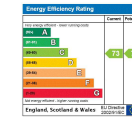
All Measurements are Approximate.

Laser Tape Clause

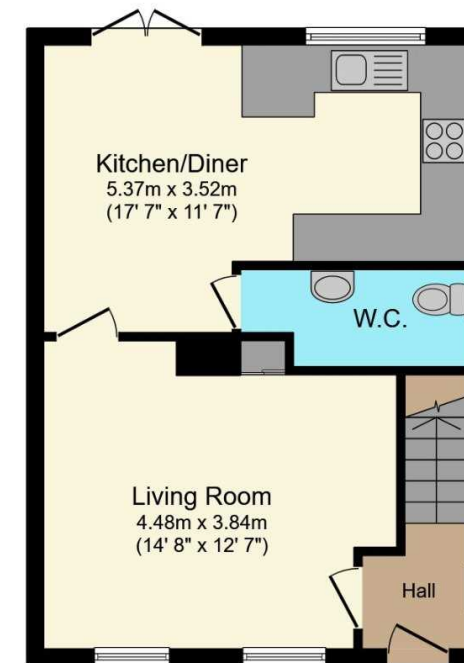
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

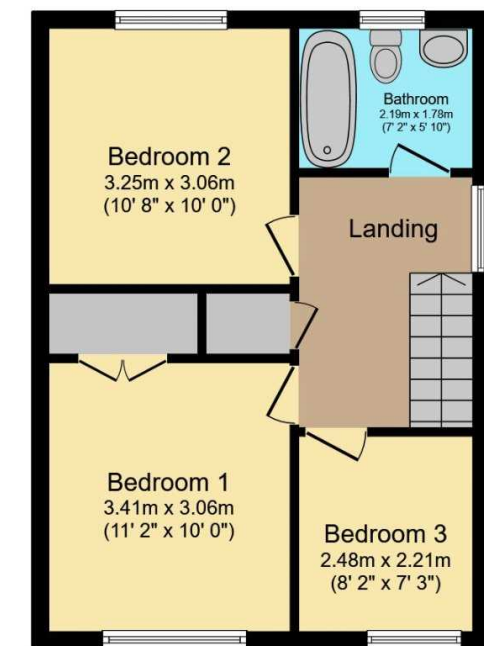
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 82.1 m<sup>2</sup> (883 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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