



70 Beechfield Crescent, Bangor,  
County Down, BT19 7ZL

Asking Price: £325,000

 Reeds Rains

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EPC Rating: C

### Description

Situated on a flat level site in a popular development, this modern detached bungalow has been extended to provide the perfect home for the down sizing market. Being a more modern bungalow the property offers 3 bedrooms with the master suite benefiting from an ensuite shower room as well a formal lounge with wood burning stove. Double doors from the reception hall reveal a large living dining room which is open plan to a modern fully fitted kitchen with integrated appliances and Quartz work tops. The interior is completed by a contemporary white bathroom suite complete with free standing bath and additional shower cubicle. Fully double glazed, the property has also been upgraded to Gas heating, Externally there is ample car parking space as well as a detached matching garage. The gardens to the rear are in lawns and paved patio and enjoy a south westerly aspect.

### Reception Hall

Double glazed front door, solid wooden floor. Access to roof space.

### Utility Space

Plumbed for washing machine and built in storage.

### Lounge

16'1" x 13'10" (4.9m x 4.22m)  
Solid wooden floor, Multi fuel stove on a slate hearth, recessed spotlights.

### Living / Dining

23'4" (7.1) x 21'8" (6.6) including kitchen  
Accessed via glazed double doors from Hall. Engineered oak wooden floor, Media wall and wall mounted electric fire, recess spotlights, uPVC double glazed French doors to rear

garden, open plan to Kitchen.

### Kitchen

1.5 stainless steel inset sink unit with Hot water tap and waste disposal. Excellent range of high and low level units with Quartz work surfaces and splash back, built in oven and 4 ring induction hob, extractor fan, integrated dishwasher, integrated fridge freezer, pull out larder cupboard, engineered oak wooden floor, uPVC double glazed door to rear garden.

### Bedroom 1

14'7" x 11'1" (4.45m x 3.38m)  
Recessed spotlights.

### Ensuite shower room

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

### Bedroom 2

12'6" x 10'1" (3.8m x 3.07m)  
Recessed spotlights.

### Bedroom 3

12'11" x 8'11" (3.94m x 2.72m)  
Solid wooden floor.

### Bathroom

9'2" x 7'5" (2.8m x 2.26m)  
Luxury white suite comprising: Free standing bath with mixer taps, fully tiled built in shower cubicle with thermostatically controlled shower and additional Rain shower, wash hand basin, dual flush WC, fully tiled walls, ceramic tiled floor, recessed spotlights and recessed spotlights.

### Outside

Brick paved driveway to ample car parking space and access to Garage.

### Detached Garage

18'9" x 11' (5.72m x 3.35m)

Roller door, power and light, gas boiler.

### Gardens

Front and side gardens in lawns.

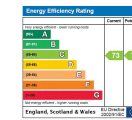
Enclosed rear garden with a south westerly aspect in well maintained lawns, paved patio area, flower beds and mature planting.

PVC Facia, soffits and guttering.

### NB

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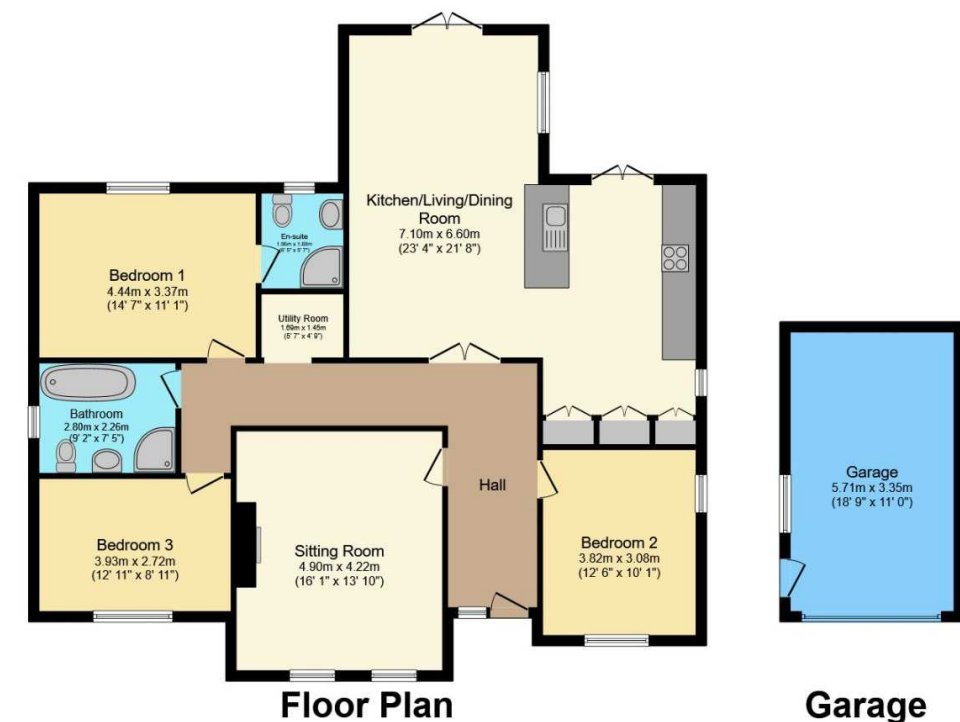
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All Measurements are Approximate.

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



Total floor area 153.5 m<sup>2</sup> (1,652 sq.ft.) approx

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