


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

Asking Price: £272,500

 **Reeds Rains**

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EPC Rating: TBC

Description

Located in the popular Beechfield development, this attractive detached villa has been well presented throughout by its current owner.

The accommodation comprises of a generous lounge, fitted kitchen with integrated appliances and Dining area, and cloakroom with WC on the ground floor. This is in turn complimented by 3 first floor bedrooms, master with ensuite shower room, and a family bathroom. The property benefits from oil fired heating and double glazing throughout.

Externally the property continues to impress with gardens to both front and rear in lawns and patio as well as a detached garage.

All in all a beautifully appointed detached home in a quiet and highly sought after location.

Reception Hall

Hardwood double glazed front door, laminate wooden floor.

Cloakroom / WC

White suite comprising: Dual Flush W/C wash hand basin, laminate wooden floor.

Lounge / Dining

20'1" x 14'8" (6.12m x 4.47m)
Contemporary stone fireplace and and hearth, cornice ceiling.

Kitchen / Family Room

21'5" x 9'9" (6.53m x 2.97m)
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, integrated dishwasher, integrated fridge freezer, part tiled

walls, laminate wooden floor. Open plan to Dining/ Family area with uPVC double glazed doors to rear garden.

First Floor Landing

Access to roof space.
Hot press with storage above.

Bedroom 1

13'2" x 11'10" (4.01m x 3.6m)

Ensuite shower room

Luxury White suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower unit, dual flush WC vanity unit with mixer taps, fully tiled walls, ceramic tiled floor, recessed spotlights.

Bedroom 2

11'2" x 9'9" (3.4m x 2.97m)

Bedroom 3

17'2" x 9'5" (5.23m x 2.87m)
Range of built in robes with sliding doors and additional built in cupboard.

Family Bathroom

White suite comprising: Panelled bath with mixer taps, fully tiled built in shower cubicle with thermostatically controlled shower and extractor fan, low flush WC, pedestal wash hand basin, part tiled walls.

Outside

Pebbled driveway to excellent car parking space and access to the garage.

Detached Garage

18'8" x 9'8" (5.7m x 2.95m)
Roller door, power and light, plumbed for washing machine, side access.

Gardens

Front garden in lawns and shrubs.

Enclosed garden to rear in lawns, shrubs and flowerbeds. Paved patio area.
Boiler house with oil fired boiler, PVC oil tank.

PVC Fascia soffits and guttering

NB

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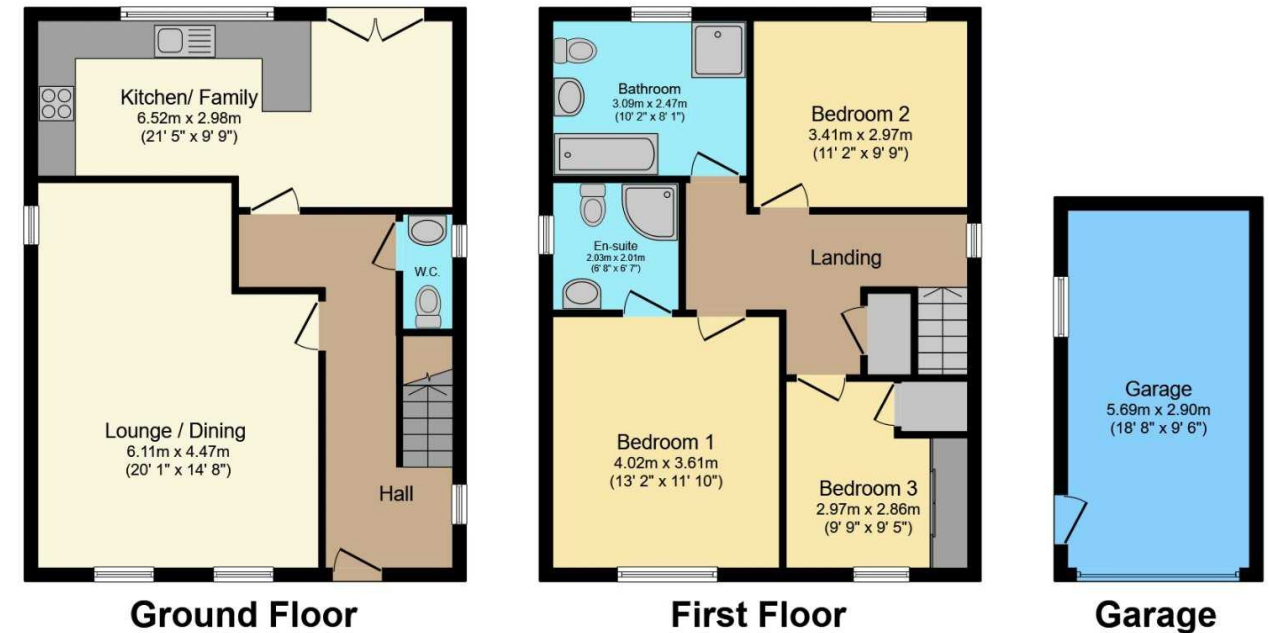
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All Measurements are Approximate.

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



Total floor area 131.3 sq.m. (1,413 sq.ft.) approx

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