



39 BEECHWOOD GARDENS

Bangor BT20 3JD

- Extended Terrace
- 2 Bedrooms
- Spacious Lounge / Dining Area
- uPVC Double Glazing
- Phoenix Gas Heating System
- Downstairs Shower Room
- Enclosed Rear Garden
- Cul De Sac
- Low Outgoings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £115,000

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, Bangor, BT20 3JD



ACCOMMODATION

uPVC double glazed front door.

ENTRANCE HALL

LOUNGE

12'7" max x 9'9" max (3.84m max x 2.97m max)

Raised open fireplace with pine mantel. Laminated wood floor.

DINING AREA

12'4" x 6'5" (3.76m x 1.96m)

Understairs cloak room.

Laminated wood floor.

SHOWER ROOM

White suite comprising: Walk-in shower with Thermostatic shower.

Pedestal wash hand basin. W.C. Part tiled walls. Panelled ceiling.

KITCHEN

9'1" max x 6'1" max (2.77m max x 1.85m max)

Range of high and low level cupboards and drawers with roll edge work surfaces. Integrated 4 ring hob and electric oven.

Stainless steel sink unit with mixer taps. Part tiled walls.

STAIRS TO FIRST FLOOR

LANDING

Access to roofspace.

BEDROOM 1 (Front)

12'10" max x 9'8" max (3.91m max x 2.95m max)

Laminated wood floor.

BEDROOM 2 (Rear)

10'7" max to wardrobes x 9'5" (3.23m max to wardrobes x 2.87m)

Wardrobes with sliding mirrored doors. Laminated wood floor.

OUTSIDE

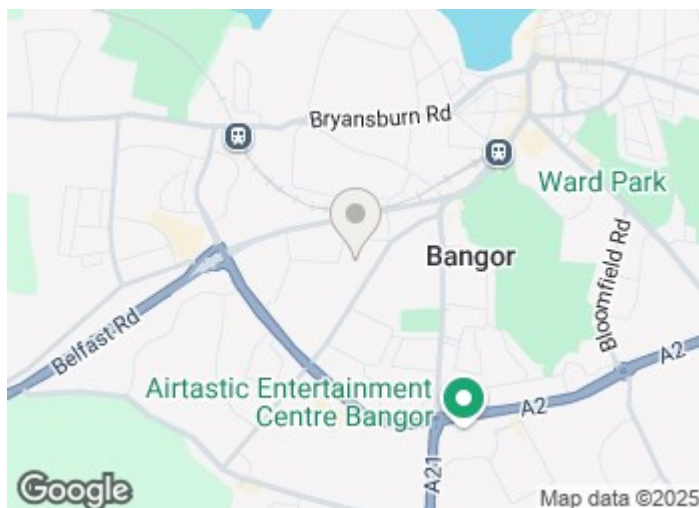
FRONT

Forecourt. Area laid in stones.

Concrete and paved path.

ENCLOSED REAR

Garden laid in stones, plants and shrubs. Light point. Garden shed.

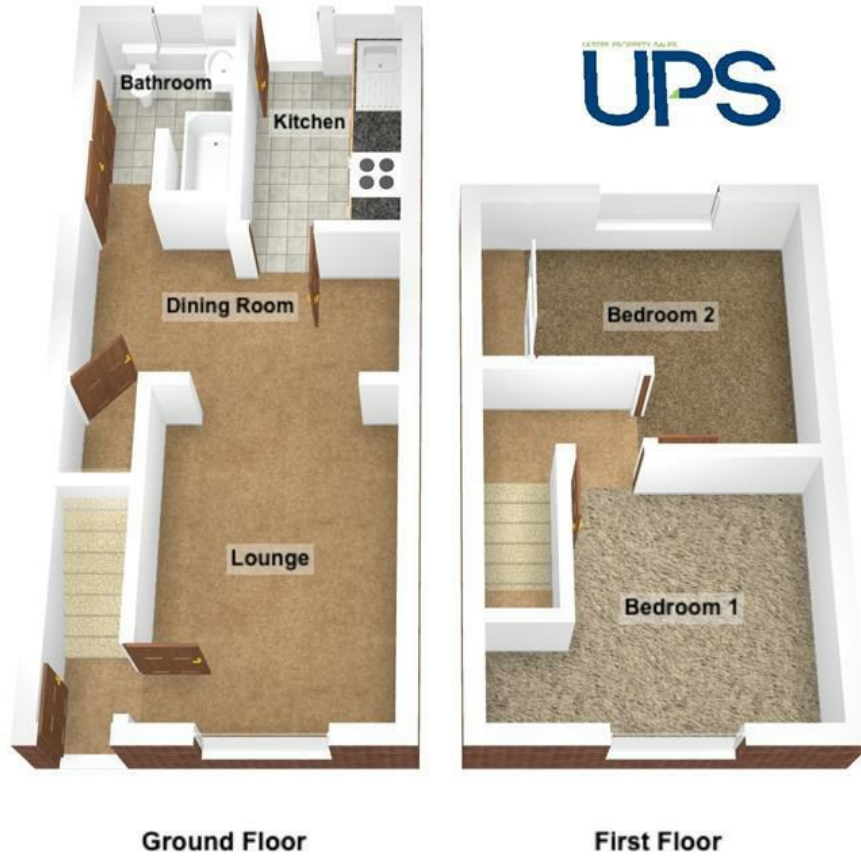


Directions



Floor Plan

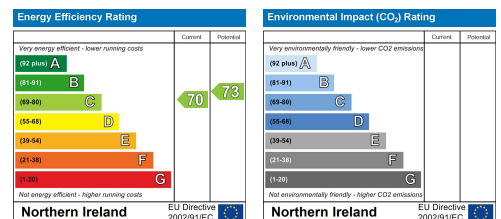
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Total Area: 56.4 m² ... 607 ft²

All measurements are approximate and for display purposes only

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