



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £115,000**

# 39 Beechwood Gardens

, 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

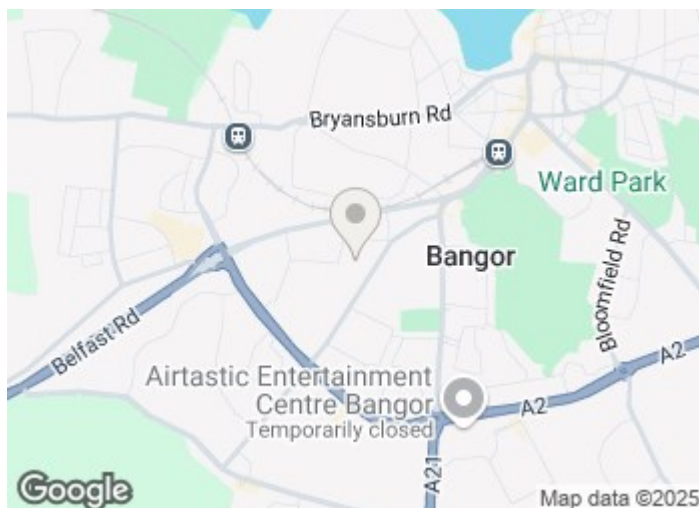
### FRONT

Forecourt. Area laid in stones.

Concrete and paved path.

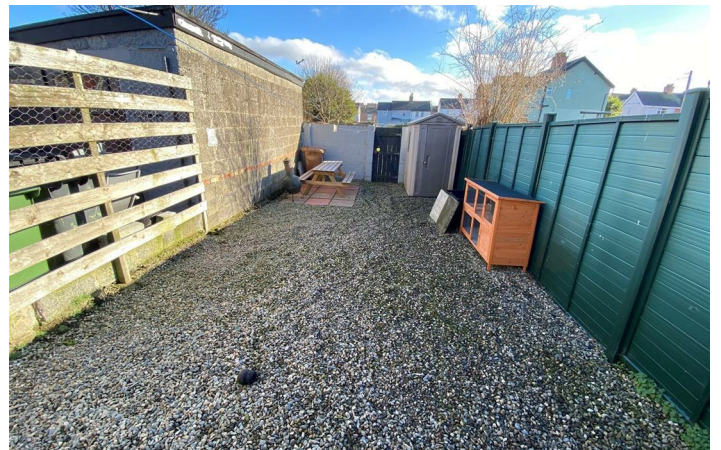
### ENCLOSED REAR

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



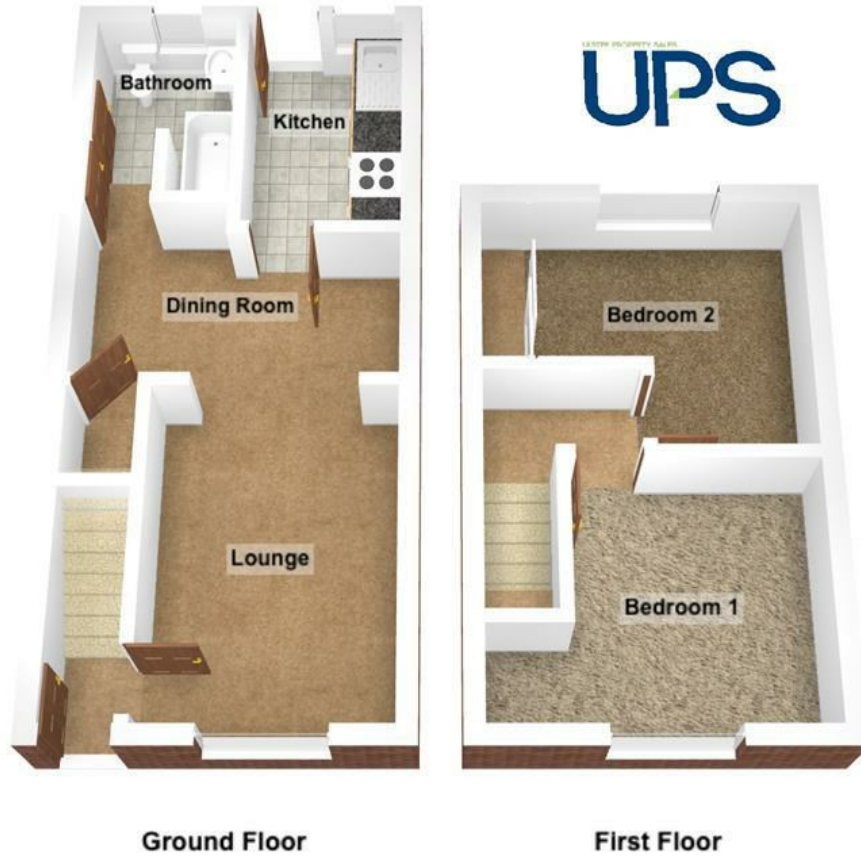
## Directions





# Floor Plan

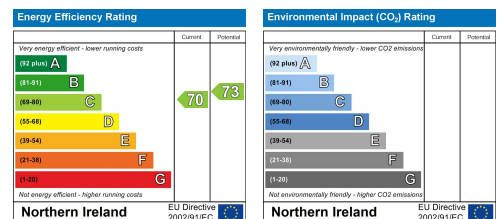
39 Beechwood Gardens, Bangor. BT20 3JD



Total Area: 56.4 m<sup>2</sup> ... 607 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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