



Set in a quiet cul de sac, we offer for sale this attractive red brick detached home built by the highly regarded Dunlop Homes. Beechfield remains an extremely popular residential location, offering convenience to Bangor and Newtownards town centres and to the main routes for those commuting to Belfast. Clondeboye Golf Club is also close by.

Presented to a high specification throughout and offering spacious well proportioned accommodation, comprising ground floor cloakroom, spacious lounge with bay windows, contemporary "Dove Grey" kitchen with casual dining area, separate utility room and on the first floor three well proportioned bedrooms, principal room with ensuite shower room and family bathroom. Outside, there is a fully insulated detached garage with heat, additional driveway parking and gardens to front, enclosed and private to rear with direct access to Clondeboye Estate.

With so much on offer early viewing is highly recommended to appreciate all this delightful modern home offers.

Offers Over
£299,950

87 Beechfield Avenue,
Bangor,
BT19 7ZX

Viewing by
appointment
through agent
028 9042 4747



- Attractive Detached Family Home
- Well Presented Throughout
- Spacious Lounge
- Contemporary Kitchen with Casual Dining Area
- Utility Room
- Ground Floor Cloaks with Low Flush Suite
- Three Well Proportioned Bedrooms, Principal Room with Ensuite Shower Room
- White Bathroom Suite
- Double Glazed Windows / Gas Fired Central Heating
- Detached Garage - Fully Insulated & Heat
- Gardens in Lawns & Direct Access to Clondeboye Estate
- Popular & Sought After Location



The Property Comprises:
Composite front door to...

Ground Floor

ENTRANCE HALL: Engineered oak flooring,



LOUNGE: 17' 0" x 16' 0" (5.18m x 4.88m) Into bay. LED lighting.



CLOAKROOM: Low flush WC, wash hand basin, heated towel rail, feature tiled flooring, LED lighting.

KITCHEN/DINING: 13' 0" x 12' 0" (3.96m x 3.66m) Contemporary "Dove Grey" kitchen with excellent range of high and low level units, laminate work surfaces, 4 ring gas hob, double oven, 1.5 stainless steel sink unit with mixer tap, Bosch dishwasher, integrated fridge/freezer, ceramic tiled floor, casual dining area, double doors to outside.



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UTILITY ROOM: 7' 0" x 7' 0" (2.13m x 2.13m) Stainless steel sink unit with mixer tap, gas fired boiler, plumbed for washing machine, door to outside.



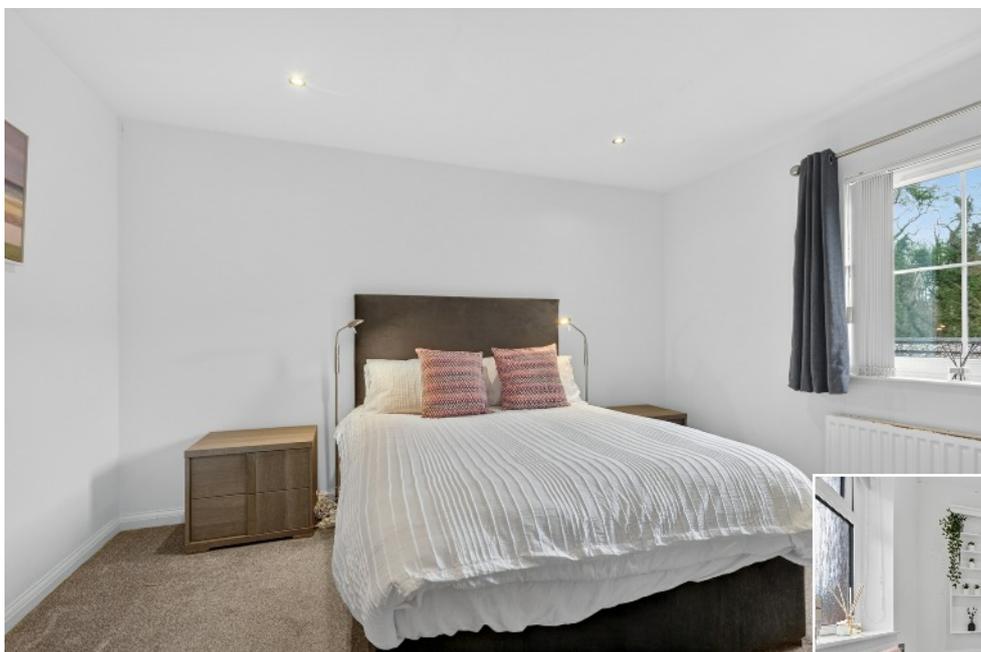
First Floor

BATHROOM: White bathroom suite comprising panelled bath with shower screen, thermostatic shower unit, low flush WC, wash hand basin, ceramic tiled floor, heated towel rail, extractor fan.



PRINCIPAL BEDROOM: 13' 0" x 12' 0" (3.96m x 3.66m)

ENSUITE: Fully tiled shower cubicle with thermostatic shower unit, rain shower head, vanity unit, low flush WC, heated towel rail, ceramic tiled floor, LED lighting, extractor fan.



BEDROOM (2): 11' 0" x 9' 0" (3.35m x 2.74m)



BEDROOM (3): 9' 10" x 9' 10" (3m x 3m)



LANDING: Hotpress with built in shelving.
Access to roofspace.

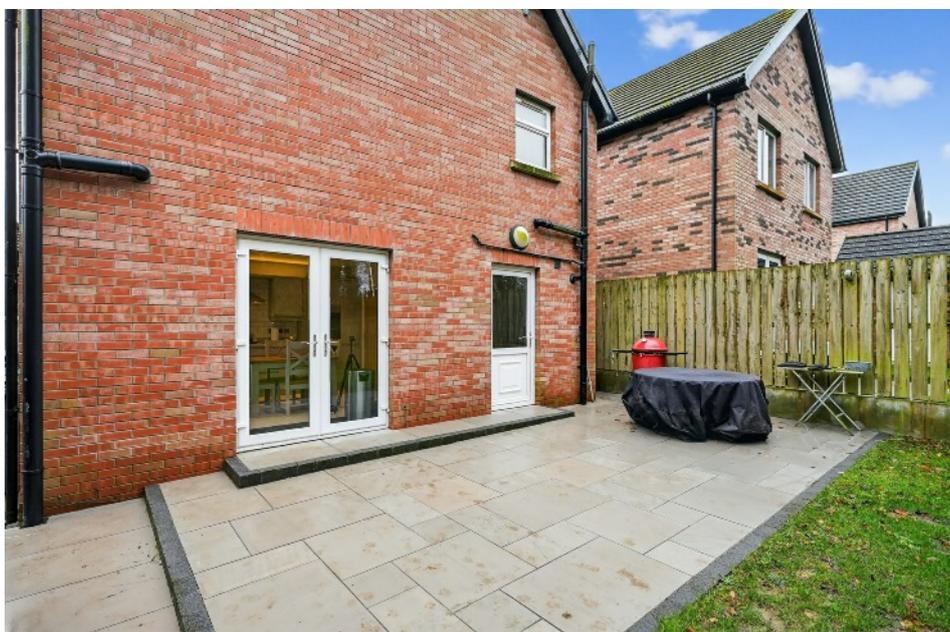
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Outside

FRONT: Tarmac driveway with ample parking for several cars. Front garden laid in lawns.

REAR: Private and fully enclosed rear garden laid in lawns with access to Clandeboye Estate.
Lean to shed to rear.

DETACHED GARAGE: 29' 0" x 13' 0" (8.84m x 3.96m) Fully insulated and heat, roller shutter door, light and power.

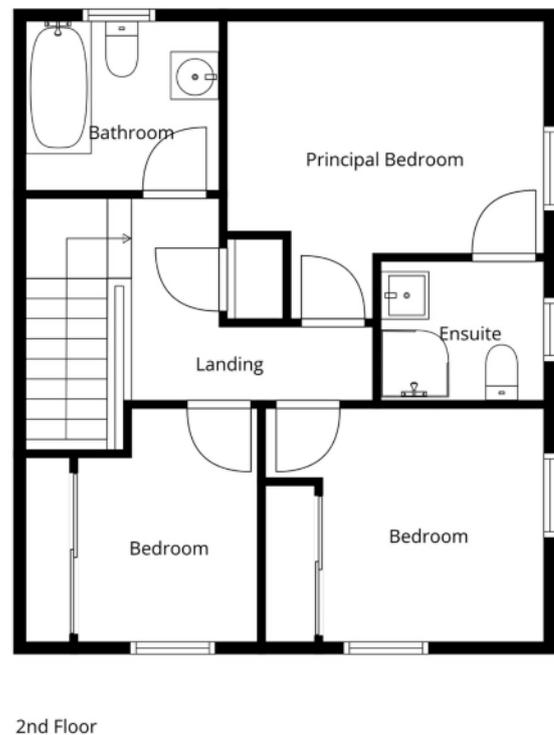
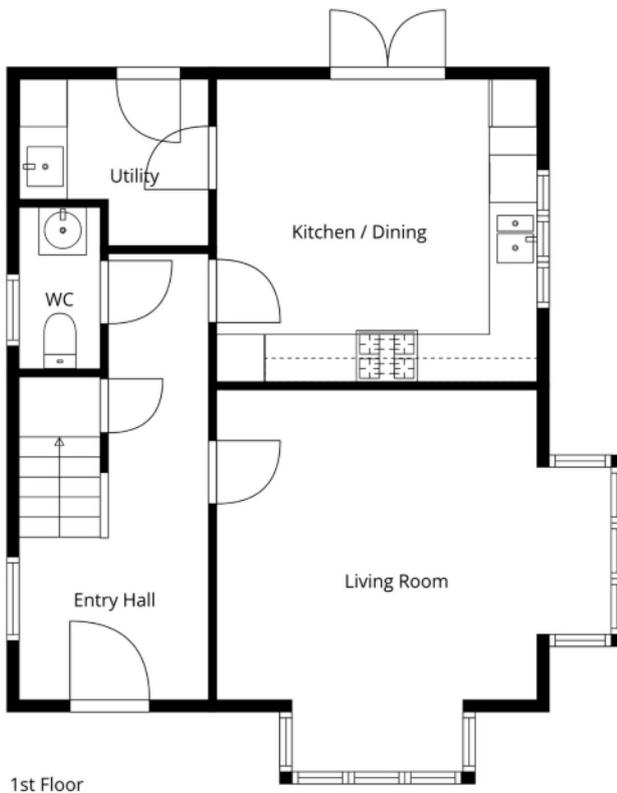




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Location:

Travelling out of Bangor on Bangor Carriageway towards Newtownards, turn right into Conlig, right into Beechfield and left into Beechfield Avenue.



Sizes And Dimensions Are Approximate. Actual May Vary.

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
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