



## 19 BEECHFIELD AVENUE

Bangor BT19 7ZY

- 5 bedrooms ( 2 Ensuites )
- 3 Reception Rooms
- uPVC Double Glazing
- Oil Fired Heating System
- Maple Kitchen
- Bathroom / Shower Room
- Detached Garage
- Large Corner Site
- Flexible Accommodation
- Popular Location

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>			
(55-68) <b>D</b>		55	63
(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 £375,000**

# 19 Beechfield Avenue

, Bangor, BT19 7ZY



## ACCOMMODATION

uPVC double glazed entrance door into ...

## ENTRANCE HALL

Understairs storage cupboard. Built-in cloakscupboard. Laminated wood floor. 4 Downlights.

## WASH ROOM

Comprising: Vanity unit with inset wash hand basin and mixer taps. W.C. Anthracite heated towel rail.

## LOUNGE

18'11" into bay x 13'0" (5.77m into bay x 3.96m)  
15 Pane double doors. Open fireplace with gas fire, marble surround and hearth. 5 Downlights.

## KITCHEN

20'2" x 12'0" (6.15m x 3.66m)  
Range of maple high and low level cupboards and drawers with granite work surfaces. Built-in Neff stainless steel 5 ring gas hob and double oven. Extractor canopy with integrated fan and light. 11/2 tub single drainer sink unit with mixer taps. Integrated dishwasher. Plumbed for washing machine. 4 Downlights. Laminated wood floor.

## FAMILY ROOM

14'0" x 12'0" (4.27m x 3.66m)  
Laminated wood floor.

## DINING ROOM

12'4" x 10'5" (3.76m x 3.18m)  
Laminated wood floor. 3 Downlights.

## BEDROOM 4

14'0" x 12'4" (4.27m x 3.76m)  
Laminated wood floor.

## BEDROOM 5

13'0" x 10'0" (3.96m x 3.05m)

## SHOWER ROOM

Comprising: Walk-in shower with Thermostatic shower over with Drencher. Vanity unit with inset wash hand basin and mixer taps. W.C. Anthracite heated towel rail. 4 Downlights. Built-in extractor fan.

## STAIRS TO LANDING

2 Double built-in storage cupboards. Built-in hotpress.

## BEDROOM 1

18'5" x 11'9" (5.61m x 3.58m)

## ENSUITE

Comprising: Walk-in shower with Mira Sport electric shower. Vanity unit with inset wash hand basin and mixer taps. W.C. Anthracite heated towel rail. 2 Downlights. Built-in extractor fan.

## WALK-IN WARDROBE

## BEDROOM 2

16'10" x 12'7" (5.13m x 3.84m)  
3 Downlights.

## ENSUITE

Comprising: Walk-in shower with Mira Sport electric

shower. Vanity unit with inset wash hand basin and mixer taps. W.C. Anthracite heated towel rail. 3 Downlights. Built-in extractor fan.

## BEDROOM 3

12'8" x 8'8" (3.86m x 2.64m)  
2 Double glazed Velux windows.

## BATHROOM

White suite comprising: Panelled bath with mixer tap. Corner shower with Mira Vigour electric shower. Vanity unit with inset wash hand basin and mixer tap. W.C. Anthracite heated towel rail. 4 Downlights.

## OUTSIDE

## DETACHED GARAGE

20'11" x 12'0" (6.38m x 3.66m)  
Up and over door. Light and power. Oil fired boiler.

## FRONT & SIDE

Garden in lawn with trees and shrubs.

## REAR

Enclosed garden in lawn. Paved patio. Tap. Light. PVC oil tank.



## Directions



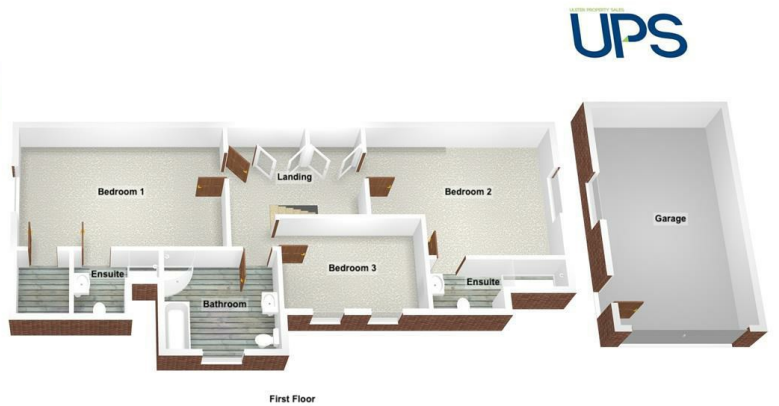


# Floor Plan

19 Beechfield Avenue, BANGOR, BT19 7ZY



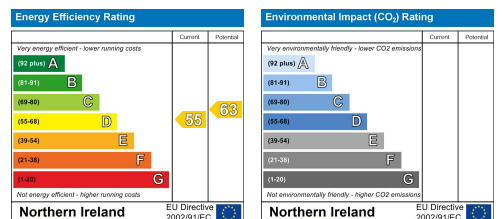
Ground Floor



First Floor

Total Area: 207.8 m<sup>2</sup> ... 2236 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

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