

ULSTER PROPERTY SALES

UPS

BANGOR BRANCH

88 Main Street, Bangor, County Down,
BT20 4AG

028 9127 1185

bangor@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



99 BEECHFIELD AVENUE, BANGOR, BT19 7ZX

OFFERS AROUND £290,000

If ever there was a home which deserved to be viewed so as to be fully appreciated this is it! Ulster Property Sales are delighted to offer for sale this appealing Dunlop constructed detached family home which is sure to appeal to a wide spectrum of even the most discerning of purchasers.

Upon inspection viewers will immediately appreciate the welcoming entrance hall with its very practical adjacent understairs cloak/wash room and the wealth of reception space afforded by the comfortable lounge with its feature gas burning stove. Also worthy of special mention is the pleasing open plan kitchen/dining area which benefits from an attractive range of high and low level units and a pleasant outlook to the well tended rear garden which can be accessed via uPVC double glazed double doors. At first floor level this fine home boasts a 3 generously proportioned bedroom layout and a master bedroom white ensuite shower room. Moreover viewers will be further enticed by the spacious 4 piece white bathroom suite. Perhaps the most striking feature of this well appointed home however is the site upon which it is positioned. Enjoying an enviable cul-de-sac location the home has a lawned front garden with plants and shrubs and there is a driveway laid in stones which provides ample off street parking and access to the magnificent more recently constructed sizeable detached garage with its electronically operated door, light and power and very useful adjacent utility room. The rear garden is also laid in lawn and enjoys a paved path, a lawned garden, garden lighting and a raised decked area.



Key Features

- Detached Family Residence in a Cul-De-Sac Location
- Pleasing Kitchen/Dining Area
- 3 Bedrooms (Master Ensuite)
- Magnificent Detached Garage
- Generous Lounge
- Phoenix Gas Heating System & Double Glazing
- White Ground Floor Wash Room & White First Floor Bathroom
- Well Maintained Gardens



ACCOMMODATION

Double glazed front door.

ENTRANCE HALL

White uPVC double glazed window. Single panel radiator. Wooden flooring. Understairs cupboard.

WASH/CLOAK ROOM

White suite comprising: Low flush W.C. Pedestal wash hand basin with tiled splashback. Wall mounted heated towel rail. White uPVC double glazed windows.

"L" SHAPED LOUNGE

18'4" max x 14'5" max
White uPVC double glazed windows. Double panel radiator. Attractive fireplace with inset gas stove.

KITCHEN/DINING AREA

21'6" max x 9'7" max
Attractive range of high and low level units with roll edge work surfaces. Concealed lighting. 11/4 bowl stainless steel sink unit with mixer taps. Part tiled walls in kitchen area. Plumbed for dishwasher. Extractor fan. Integrated 4 ring gas hob and electric oven. Double panel radiator. Ceiling Downlights. White uPVC double glazed windows and rear double doors.

STAIRS TO FIRST FLOOR LANDING

Access to roofspace. White uPVC double glazed window. Ceiling downlights. Single panel radiator. Built-in shelved cupboard with single panel radiator.

BEDROOM 1

13'1" x 11'11"

White uPVC double glazed window. Ceiling downlighters. Single panel radiator.

ENSUITE SHOWER ROOM

White suite comprising: Tiled shower cubicle with shower. Low flush W.C. Wash hand basin with tiled splashback. Extractor fan. Wall mounted heated towel rail. Tiled floor. Ceiling downlighters. White uPVC double glazed windows.

BEDROOM 2

11'1" x 9'8"

White uPVC double glazed windows. Single panel radiator. Ceiling downlighters.

"L" SHAPED BEDROOM 3

9'9" x 9'2" max

White uPVC double glazed windows. Single panel radiator. Ceiling downlighters.

SPACIOUS BATHROOM

White suite comprising: Panelled bath with mixer taps and telephone hand shower. Part tiled walls around bath. Tiled floor. Ceiling downlighters. Extractor fan. Wall mounted heated towel rail. White uPVC double glazed windows

OUTSIDE

DETACHED GARAGE

28'2" max x 11'2" max

Electronically operated door. Double glazed side service door. Light and power. White uPVC double glazed windows. 3 double glazed roof windows.

UTILITY ROOM

Double glazed door. High and low level cupboards with roll edge work surfaces. Stainless steel sink unit with mixer taps. Plumbed for washing machine. Ceiling downlighters. Electric wall heater. White uPVC double glazed window.

FRONT

Garden laid in lawn, plants and shrubs. Paved path. Open porch with downlighter.

SIDE GABLE

Driveway laid in stones. Outside tap. Opposite gable: Lean to garden shed.

REAR

Garden laid in lawn. Paved path. Garden lighting. Outside taps. Outside power points. Raised garden decking with lighting.











Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 79 | 79 |
| (69-80) C | | |
| (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 | |

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155
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028 9127 1185
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028 9336 5986

CAUSEWAY COAST
0800 644 4432
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028 4461 4101

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028 9064 1264
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028 9070 1000



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