

simon**BRIEN**
RESIDENTIAL

50 Beechfield Avenue,
Bangor, BT19



Asking Price £310,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Exceptionally well maintained detached home
- Quiet setting within Beechfield
- Well-proportioned site with a bright aspect
- Large living room with stunning uninterrupted views over Bangor to Belfast Lough
- Bright open plan dining area
- Sitting room with double opening patio doors to rear
- Three double sized bedrooms
- Master bedroom with ensuite shower room
- Master bedroom with walk in wardrobe / option for fourth bedroom
- Four piece family bathroom
- Gas fired central heating / double glazed throughout
- Attached double garage
- Driveway parking for multiple cars
- Good sized back garden, side laid in lawns
- Close to a large range of local amenities, shops and transport networks

SUMMARY

Located in a highly convenient location, this substantial split level detached home has been well maintained by the current owners and offers fantastic accommodation. It is situated on a well-proportioned site with gardens to the front, side and rear.

You are greeted by a bright entrance hallway, from here there are three reception rooms on the upper level, front lounge with stunning uninterrupted views over Bangor to Belfast Lough, a dining room and open plan to snug with sliding doors to the patio area, kitchen with casual dining and separate utility room. Beechfield Avenue boasts three double sized bedrooms, bedroom one has an en suite shower room and walk in wardrobe / office, a family bathroom services the other bedrooms.

Outside to the front there is a large driveway with ample parking space with access to a double garage. To the rear is a fabulous area for entertaining, the side is laid in lawns. In addition the property benefits from gas fired central heating and has double glazed windows.

Close to a range of local amenities, transport networks and Bangor town centre. Take the time to view this fantastic home in an enviable setting. Early viewing is highly recommended.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

Composite front door, hardwood floor, built in storage space and access to loft

UPPER LEVEL

LOUNGE:

19' 4" x 13' 2" (5.89m x 4.01m)

Feature fire place, uninterrupted views over Bangor to Belfast Lough.





DINING ROOM:
12' 9" x 10' 1" (3.89m x 3.07m)
Hardwood floor, open plan to...



SITTING ROOM:
13' 8" x 12' 1" (4.17m x 3.68m)
Stunning views over Bangor to Belfast Lough. Patio doors to rear.



KITCHEN WITH BREAKFAST AREA :
19' 5" x 9' 4" (5.92m x 2.84m)
Excellent range of high and low level fitted units, 1.5 bowl unit with mixer tap, plumbed for dishwasher, four ring hob and under bench oven, partly tiled walls, space for casual dining, access to side and access to...

UTILITY ROOM:
9' 4" x 5' 7" (2.84m x 1.7m)
Range of high and low level units, single bowl sink with mixer tap. Space for fridge and freezer.



GROUND FLOOR

BEDROOM (1):
12' 4" x 10' 8" (3.76m x 3.25m)

WALK IN WARDROBE:
10' 7" x 8' 5" (3.23m x 2.57m)
Range of fitted wardrobes





ENSUITE SHOWER ROOM:

Low flush WC, wash hand basin, tiled shower with thermostatic controls, tiled floor, chrome heated towel rail.



FAMILY BATHROOM:

Low flush WC, wash hand basin, panelled bath, corner shower with thermostatic controls, tiled floor, fully tiled walls, recessed lighting.



BEDROOM (2):

13' 2" x 10' 11" (4.01m x 3.33m)



LOWER LEVEL

DOUBLE GARAGE:

20' 3" x 19' 4" (6.17m x 5.89m)

Plumbed for washing machine, plumbed for tumble dryer, space for fridge and freezer

OUTSIDE

EXTERIOR:

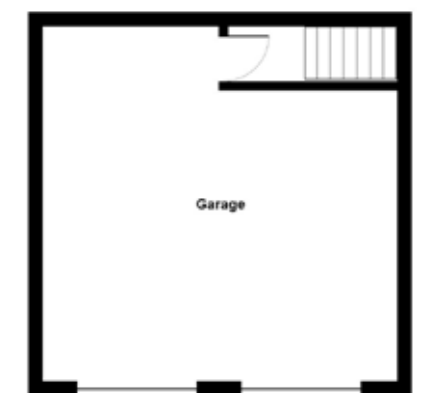
Driveway to front with access to double garage, lawn area to side, mature hedge boundary. Gardens with stunning views over Bangor to Belfast Lough to side and entertainment area to rear with shed. Feature lighting, water supply, security lighting.



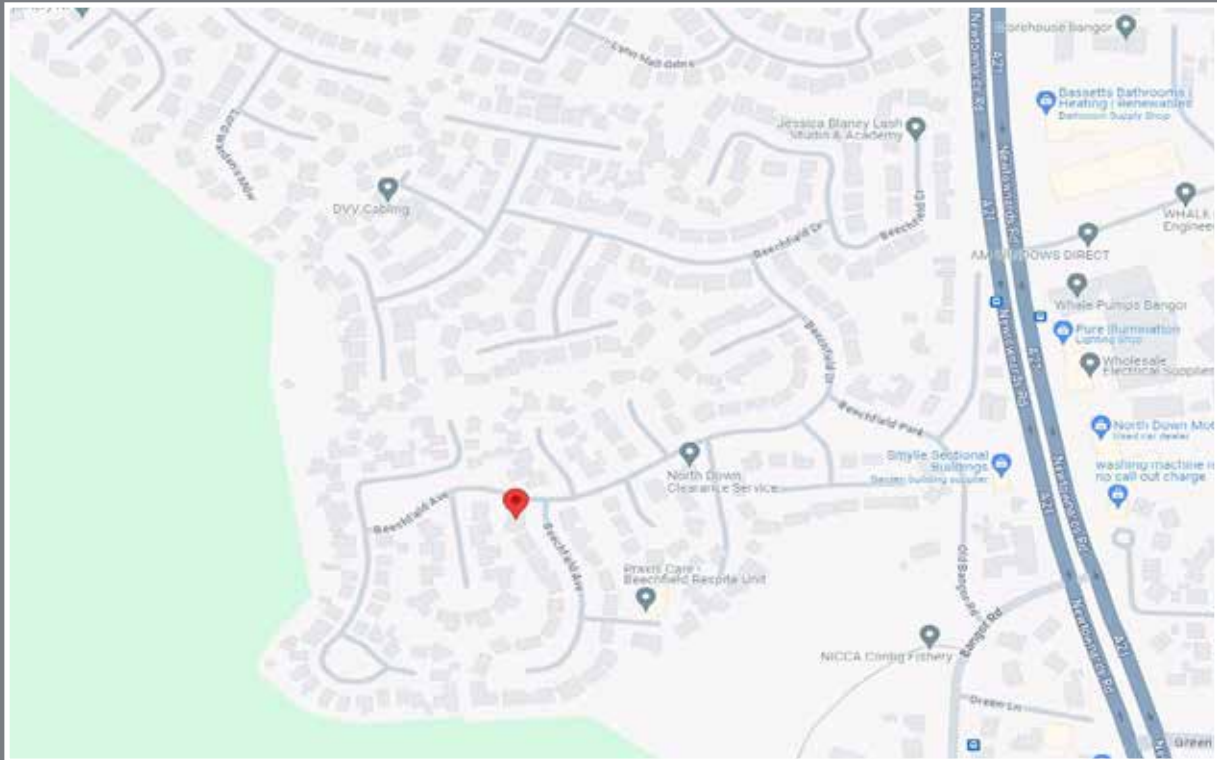
BEDROOM (3):

10' 8" x 10' 7" (3.25m x 3.23m)

Range of fitted wardrobes



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RM/A/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0992-0218-4604-9817-5604

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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