

41 Beechfield Avenue,
Bangor, BT19 7ZY



Asking Price £375,000

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KEY FEATURES

- Excellent red brick detached property measuring circa 3500 sq ft
- Located in a quiet end of cul de sac location with views from the rear patio and gardens over nearby lake and woodland
- Spacious accommodation throughout
- Immaculate interior with stunning decor and excellent finish
- Three reception rooms including drawing room, dining room and living room
- Additional sunroom with direct access to patio and landscaped gardens
- Open plan kitchen dining area
- Fully fitted kitchen with solid oak units and a range of integrated appliances
- Large utility room/separate cloaks and WC
- Five double bedrooms on first floor, three with ensuite facilities
- Master suite with ensuite shower room and dressing area
- Luxury family bathroom suite with separate shower and feature stand alone bath
- Extensive landscaped gardens to front, side and rear in lawn with additional patio areas
- Gas fired central heating/double glazed windows
- Ease of access to excellent range of schools, recreational facilities and transport networks to Bangor, Holywood, Belfast and Newtownards
- Highly recommend internal inspection



SUMMARY

Located at the end of a cul de sac within this much sought after residential development, this individual detached home measuring circa 3500 sq ft was designed and constructed as the original developers residence and as such enjoys an excellent setting on a generous private site and provides excellent spacious accommodation beyond that of the standard house design.

The layout provides three reception rooms, including drawing room, dining room and living room, plus sun room, attractive kitchen with solid oak fitted kitchen and range of integrated appliances with separate utility room. On the first floor there are five well proportioned double bedrooms, three with ensuite facilities including the master bedroom suite shower room and dressing area. The integral double garage has electrically operated doors and the property is heated via a gas fired system and is fully double glazed. Externally the attractive gardens border onto open countryside with views across a lake and forest area.

This quiet cul de sac development enjoys a North Down location between Bangor and Newtownards which provides ease of access to main transport routes leading to and from Belfast City Centre, excellent range of schools, recreational facilities and amenities. The fine home is immaculately presented and leaves any discerning purchaser nothing but move their furniture in. Please contact our North Down office to arrange an inspection.

THE PROPERTY COMPRISES:

GROUND FLOOR

COVERED ENTRANCE PORCH:

5' 10" x 3' 0" (1.78m x 0.91m)

Double solid wood doors, ceramic tiled floor, recessed lighting.

ENTRANCE HALL:

19' 7" x 10' 4" (5.97m x 3.15m)

Glazed solid wood front door and glazed side panels, ceramic tiled floor, corniced ceiling, vaulted ceiling with velux window.



CLOAKROOM:**8' 8" x 5' 6" (2.64m x 1.68m)**

Low flush WC, feature vanity sink unit with built in storage, mixer taps, Sottini sink unit with mixer taps, ceramic tiled floor, recessed lighting, extractor fan, storage cupboard under stairs.

IMPRESSIVE DRAWING ROOM:**27' 7" x 16' 4" (8.41m x 4.98m)**

Glazed double doors from entrance hall, solid oak strip wood floor, corniced ceiling, recessed lighting, feature recessed wood burning stove.

**DINING ROOM:****13' 8" x 11' 8" (4.17m x 3.56m)**

Solid oak strip wood flooring, corniced ceiling.

LIVING ROOM:**13' 8" x 13' 7" (4.17m x 4.14m) At widest points.**

Solid oak strip wood flooring, open fire with carved wood surround, cast iron inset and granite hearth, corniced ceiling. Door through to:



SUN ROOM:**11' 5" x 14' 0" (3.48m x 4.27m)**

Ceramic tiled floor, recessed lighting, double patio doors opening onto rear garden and patio area, archway through to:

**KITCHEN DINING SPACE:****17' 3" x 13' 8" (5.26m x 4.17m)**

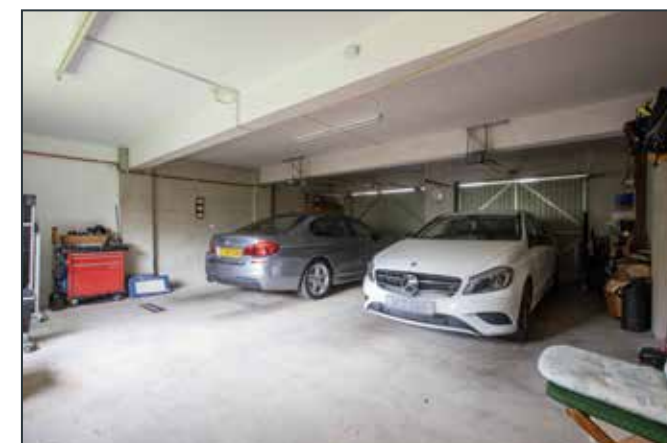
Excellent range of high and low level units in solid oak shaker style, Siemens 5 ring gas hob and Dietrich extractor hood with built in lighting, integrated dishwasher, granite worktops and upstands, under unit lighting, integrated Siemens double oven and microwave, pull out pantry cupboard, integrated Liebherr fridge and freezer, island unit with single drainer sink unit, mixer taps, breakfast seating area for 4 people, recessed lighting, door to:

**UTILITY ROOM:****14' 11" x 5' 6" (4.55m x 1.68m)**

Range of built in cupboards, plumbed for washing machine and recess for tumble dryer, single drainer stainless steel sink unit with mixer taps, tiled splashback, partially tiled walls, service door to:

**GARAGE:****26' 1" x 22' 10" (7.95m x 6.96m)**

Twin up and over electric doors, Baxi combi boiler, light and power, service door to rear garden.



FIRST FLOOR

LANDING:

Walk in hotpress with slatted shelving. Access to roofspace.

MASTER SUITE:

25' 3" x 18' 11" (7.7m x 5.77m) At widest points.

Dressing area with built in cupboards, hanging rails and shelving, further built in robes.

ENSUITE SHOWER ROOM:

11' 7" x 9' 7" (3.53m x 2.92m)

Fully tiled walk in shower cubicle, dual head thermostatic shower unit, vanity sink unit with built in storage, mixer taps, partially tiled walls, wood effect flooring, velux window, recessed lighting, extractor fan.



BEDROOM (2):

17' 4" x 16' 3" (5.28m x 4.95m)

Range of built in mirrored robes with hanging rail and shelving.

BEDROOM (3):

13' 1" x 13' 0" (3.99m x 3.96m)

Storage into eaves.

BATHROOM:

12' 2" x 11' 8" (3.71m x 3.56m)

White suite comprising: Feature stand alone bath with mixer taps and telephone hand shower, fully tiled shower cubicle with dual head thermostatic shower unit, feature vanity sink unit with built in storage and mixer taps, low flush WC, fully tiled walls, ceramic tiled floor, recessed lighting and extractor fan.





RETURN:

Further additional storage cupboard.

BEDROOM (4):

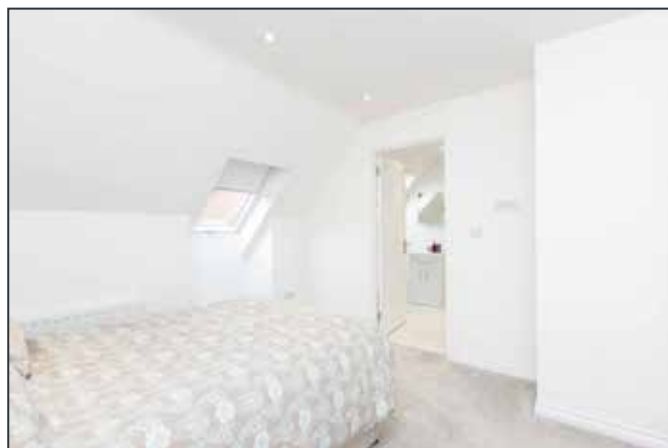
12' 10" x 10' 7" (3.91m x 3.23m)

Recessed lighting, velux window.

JACK N JILL ENSUITE:

8' 4" x 6' 6" (2.54m x 1.98m)

Redring electric shower unit, vanity sink unit with mixer taps and built in storage, low flush WC, velux window, recessed lighting, chrome heated towel rail, extractor fan.



BEDROOM (5):

13' 6" x 12' 8" (4.11m x 3.86m)

Recessed lighting.

DRESSING ROOM:

8' 4" x 5' 0" (2.54m x 1.52m)

Storage into eaves, recessed lighting.

OUTSIDE

Extensive brick pavior driveway to front with gardens in lawns, trees and shrubs leading to double garage and front door.

Fully enclosed gardens to rear in lawns with flowerbeds, trees and shrubs, fence and hedge boundary overlooking rear country park and lake, outdoor tap and lighting, additional storage shed.



Ground Floor



First Floor

Location



Travelling from the Rathgael roundabout towards Newtownards take the first slip road on your right hand side onto the Old Bangor Road take your first left which is a continuation of Old Bangor Road which leads you to Beechfield Park, turn left and Beechfield Avenue is on your left hand side.

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: DB/H/19/AN



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
	68	71

EPC REF: 9405-8407-5029-9520-9813

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