



## 27 BEECHWOOD GARDENS

Bangor BT20 3JD

- 2 Bedrooms
- Lounge
- uPVC Double Glazing
- Oil Fired Heating System
- White Kitchen
- White Bathroom Suite
- Low Outgoings
- Handy Location
- Cul De Sac
- No Onward Chain

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Over £99,950**

# 27 Beechwood Gardens

, Bangor, BT20 3JD



## ACCOMMODATION

### ENTRANCE PORCH

Half opaque uPVC double glazed entrance door.

### LOUNGE

12'6" x 10'3" (3.81m x 3.12m)

Open fireplace with brick surround and tiled hearth. Maple laminated wood floor.

### KITCHEN

13'7" x 6'1" (4.14m x 1.85m)

Range of White high and low level cupboards and drawers with roll edge work surfaces. Built in 4 ring hob and oven under. Extractor canopy with integrated fan and

light. Single drainer stainless steel sink unit with mixer taps. Part tiled walls.

### REAR PORCH

Boiler house with oil fired boiler.

### COVERED YARD

Light and power. Plumbed for washing machine.

### FIRST FLOOR

#### BEDROOM 1

10'3" x 9'2" (3.12m x 2.79m)

#### BEDROOM 2

9'7" x 6'9" (2.92m x 2.06m)

Built-in hotpress with insulated copper cylinder and Willis type immersion heater.

## BATHROOM

White suite comprising: Panelled bath with mixer tap and electric shower. Pedestal wash hand basin with mixer tap. W.C. Part tiled walls.

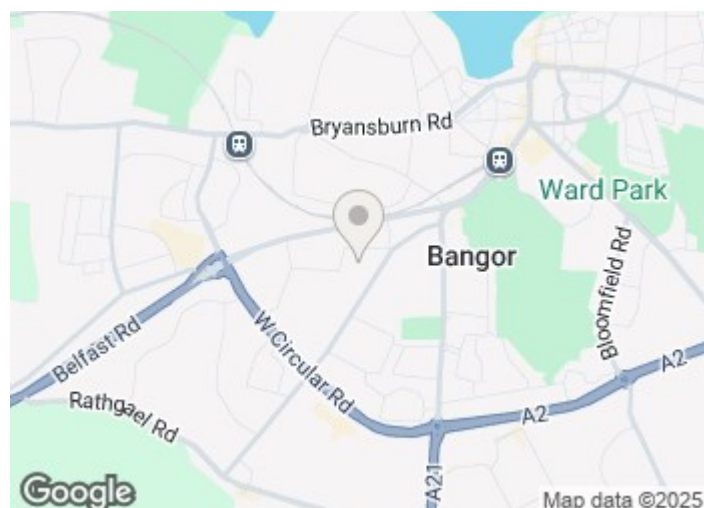
## OUTSIDE

### FRONT

Forecourt.

### REAR

In lawn with hedges. Light. PVC oil tank.



## Directions



Floor Plan

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