



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**93 BEECHFIELD CRESCENT, BANGOR, BT19 7ZJ**  
**OFFERS AROUND £379,950**

**Scan for Property Details  
and to Arrange a Viewing**



# The Property

Tucked away in a cul-de-sac within this popular residential area, here is an ideal opportunity to purchase an exceptional extended detached family home backing onto the forest with direct access. Well presented and tastefully decorated throughout there is little left to do but move your furniture in and enjoy.

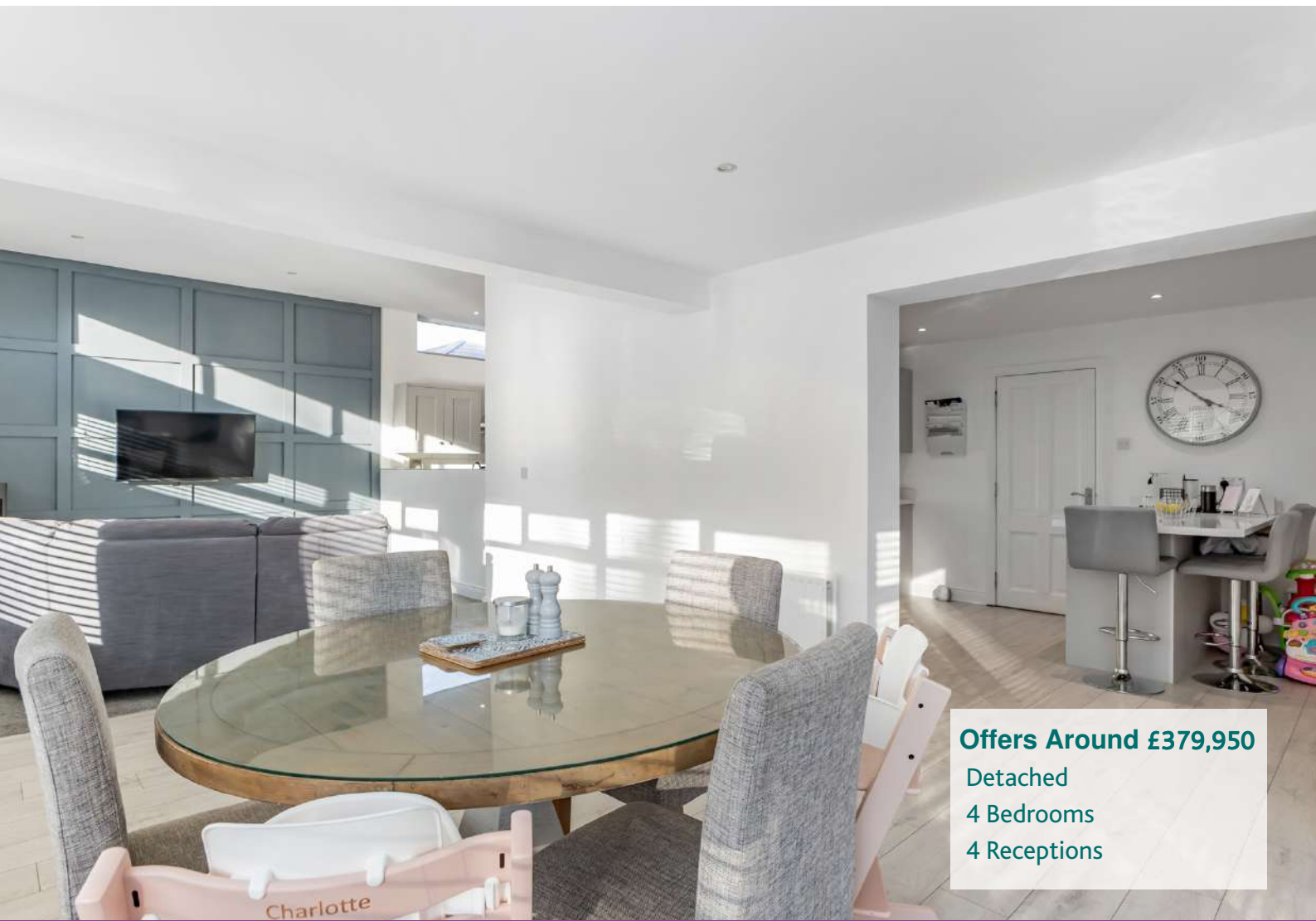
The accommodation is bright, spacious and flexible providing a range of layouts to suit the needs of the home owners and undoubtedly centres around the magnificent open plan kitchen/living/dining/family area to the rear of the property with features such as vaulted ceiling, cast iron wood burning stove and French doors onto the rear garden. Other accommodation on the ground floor consists of living room, family room and gym. Upstairs this fine home is further enhanced by having four well proportioned bedrooms, including main bedroom with en suite shower room, and bathroom with four piece white suite which includes bath and separate shower.

Outside there is a front garden in lawns, driveway in attractive brick paviour and outstanding fully enclosed rear garden in lawns with westerly aspect which is an ideal space for children at play or for outdoor entertaining. Other benefits include oil fired central heating, uPVC double glazed windows, attached garage, downstairs WC and utility room.

This property is conveniently positioned with ease of access into Bangor town centre as well as Newtownards and Belfast. Amenities such as Clondeboye Golf Club, shops and Bloomfield shopping complex are also close by. Recent sales of other properties in this particular development have proven to be extremely successful and this one should be no different. Demand is anticipated to be high and to a wide range of prospective purchasers. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate its entirety.

## Property Features

- Outstanding Extended Detached Family Home In Popular Residential Area
- Cul-De-Sac Position With The House Backing Onto The Forest
- Versatile And Flexible Accommodation
- Well Presented And Recently Decorated Throughout
- Magnificent Open Plan Living/Family/Dining Area With Cast Iron Wood Burning Stove
- Recently Refurbished Kitchen Range Of Integrated Appliances
- Separate Utility Room
- Four Well Proportioned Bedrooms Including Main Bedroom With En Suite Shower Room
- Living Room With Wall Panelling
- Play Room Or Fifth Bedroom
- Good Size Gym, Cinema Room Or Home Office
- Additional Downstairs Wc
- Bathroom With Four Piece White Suite Which Includes Bath And Separate Shower



**Offers Around £379,950**  
Detached  
4 Bedrooms  
4 Receptions

## Property Features

- Oil Fired Central Heating
- Upvc Double Glazed Windows
- Front Garden In Lawns
- Driveway In Attractive Brick Paviour With Parking
- Attached Garage
- Outstanding Fully Enclosed Rear Garden With Lawns, Gazebo, Westerly Aspect And Excellent Degree Of Privacy
- Rear Garden Is Ideal Space For Children At Play Or For Outdoor Entertaining
- Bangor Town Centre, Newtownards And Belfast Easily Accessible
- Amenities Close By Such As Clondeboy Golf Club, Shops, Bloomfield Shopping Complex And Clondeboy Retail Park
- Demand Anticipated To Be High And To A Wide Range Of Prospective Purchasers
- Early Viewing Essential

# Accommodation

## Ground Floor

Spacious Reception Hall

Downstairs WC

Living Room  
16' 6" x 12' 0"

Sitting Room  
13' 0" x 9' 11"

Superb Modern Fitted Kitchen Open Plan to Casual Dining / Family Room  
26' 11" x 9' 8"

Open Plan Family / Dining Area  
29' 2" x 11' 8"

Utility Room

Gym  
17' 10" x 10' 0"

## First Floor

Landing

Bedroom One  
18' 5" x 10' 1"

En-Suite Shower Room

Bedroom Two  
12' 9" x 12' 1"

Bedroom Three  
14' 4" x 9' 10"

Bedroom Four  
13' 5" x 9' 9"

Bathroom

## Outside

Attached Garage  
17'9 x 8'11

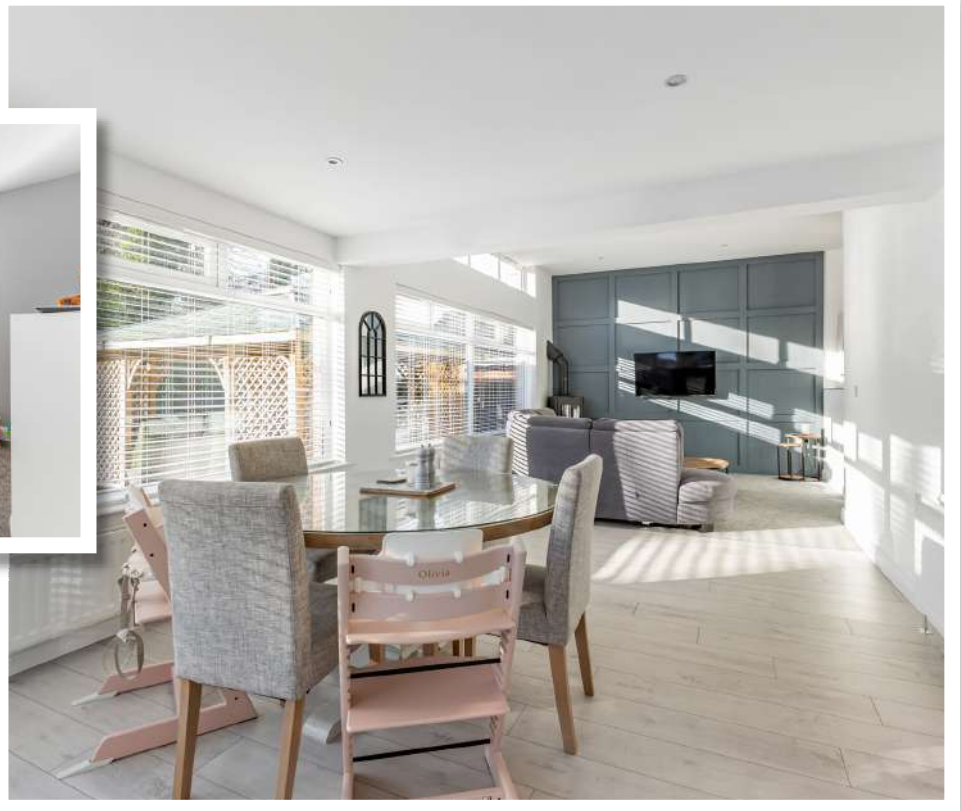
Front Gardens in Lawns, Driveway in Brick Paviour with Parking

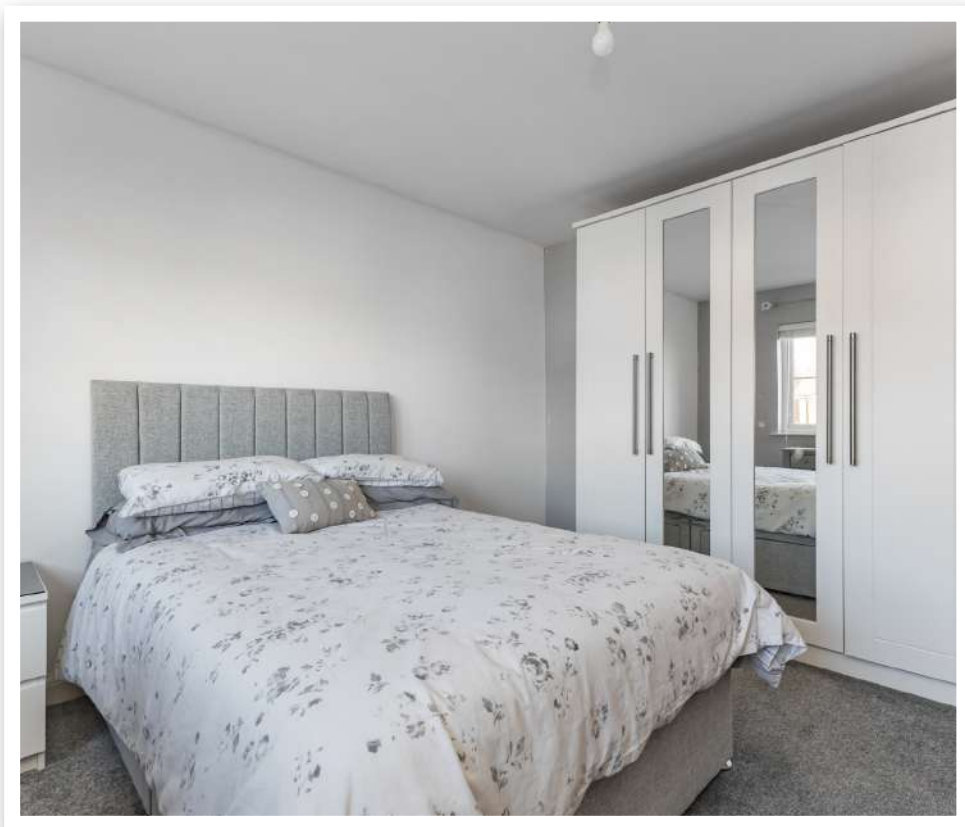
Fully Enclosed Rear Garden with Direct Access to the Forest, Paved Patio Area with Westerly Aspect.

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)









# Directions

Heading into the Beechfield development, at the first T-junction turn right onto Beechfield Drive. At the second T-junction turn left onto Beechfield Crescent. Continue to the third T-junction and take another left. Follow the road round and Number 93 is on the right.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

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THE SUNDAY TIMES  
THE IRISH TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		65	71
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

## Bangor/Ards Peninsula

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