



Beech Heights,  
BT7 3LQ

**£260,000**



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60 Beech Heights, Belfast, BT7 3LQ  
£260,000

This well presented family townhouse offers flexible accommodation spread over three floors and extends to approx 1700 sqft. Situated in the popular Wellington Square development of South Belfast and within close proximity to Stranmillis Village, the Ormeau Road, Forestside Shopping Centre, several of the provinces leading Primary and Secondary schools and Belfast City Centre easily reachable. The property consists of three well proportioned bedrooms, master with ensuite on the top floor. A spacious living room, fitted kitchen / diner with access to balcony and family bathroom on the first floor. The ground floor comprises of a utility room, a further bedroom, downstairs WC and cloakroom. The property also benefits from a integral garage, driveway for off street parking, private enclosed rear garden, double glazing throughout and gas heating. The Wellington Square development has always proven popular in recent years therefore we recommend viewing at your earliest opportunity. To arrange a viewing please contact Reeds Rains Ormeau Road on 02890 680420.

**HARDWOOD FRONT DOOR**

With glazed inset.

**ENTRANCE HALL**

Tiled floor. Under stair storage. Shelved cloakroom.

**SHOWER ROOM/WC**

Shower enclosure with tiled walls and thermostatically controlled shower unit. Low flush WC. Pedestal wash hand basin with mono tap. Extractor fan. Tiled floor. Part tiled walls.

**UTILITY ROOM**

4.37m x 2.16m (14'4" x 7'1")

Stainless steel single drainer sink unit with mixer taps. Low level units with formica worktops. Space for washing machine. Space for tumble dryer. Tiled floor. Part tiled walls. Hardwood door with glazed inset leading rear garden.

**BEDROOM 4**

4.19m x 3.38m (13'9" x 11'1")

Rear aspect.

**STAIRS TO FIRST FLOOR**

**KITCHEN / DINING ROOM**

5.28m x 4.39m (17'4" x 14'5")

Range of high and low level units. 1.5 stainless steel sink unit with swan neck mixer taps. Integrated 'Beko' electric oven. Four ring gas hob. Over head stainless steel extractor hood. Tiled splash back. Integrated 'Beko' dishwasher. Integrated 'Whirlpool' fridge/freezer. Tiled floor. Recessed spotlights in kitchen. Access to balcony via sliding patio doors.

**LIVING ROOM**

5.66m x 4.04m (18'7" x 13'3")

Laminate hardwood flooring. Feature fireplace with gas inset and granite hearth and surround. Juliet balcony access via sliding doors.

**BATHROOM**

2.26m x 1.98m (7'5" x 6'6")

Panelled bath with mixer taps and over head thermostatically controlled shower attachment. PVC panelled walls. Low flush WC. Pedestal wash hand basin with mono tap. Extractor fan. Tiled floor and part tiled walls. Spotlights.

**STAIRS TO:-**

## LANDING

Ladder access to partially floor roof space.

## BEDROOM 1

5.87m x 4.37m (19'3" x 14'4")  
Rear aspect. Built in wardrobes.

## ENSUITE

Corner shower enclosure with thermostatically controlled shower. Low flush WC. Pedestal wash hand basin with mono tap. Extractor fan. Tiled floor and part tiled walls. Spotlights.

## BEDROOM 2

4.67m x 2.95m (15'4" x 9'8")  
Front aspect.

## BEDROOM 3

4.11m x 2.29m (13'6" x 7'6")  
Front aspect.

## OUTSIDE

Paviour driveway with parking and access to integral garage. Fully enclosed private South facing rear garden with patio areas and lawns. Outside tap and power point.

## INTEGRAL GARAGE

6.10m x 3.07m (20'0" x 10'1")  
Gas boiler. Up and over door. Power and lighting.

## FLOOR PLAN

### HOUSE TO SELL?

Call our office to arrange to a free no obligation sales appraisal.

### NEED MORTGAGE ADVICE?

Available in branch.

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only



For full EPC please contact the branch



