

22 Beechwood Grove,
Belfast, BT8 7UR



Asking Price £525,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Detached Family Home set on Pleasant Corner Site
- Deceptively Spacious And Well Presented Family Accommodation
- Six Bedrooms
- Two Reception Rooms
- Contemporary Fully Fitted Kitchen With Central Island open to Family and Dining Areas
- Shower Room and Downstairs Cloakroom
- Separate Utility Room
- Integral Double Garage
- Gas Fired Central Heating
- Double Glazing
- Alarm System Installed
- Well-Tended Fully Enclosed South Gardens To Rear In Lawns And Patio
- Popular And Sought After Residential Location Close To Local Amenities, Schooling, Forestside Shopping Centre And Main Transport Routes

SUMMARY

Beechwood Grove is exceptionally well located off the Beechill Road in an area which provides comfortable access to a wide variety of local schooling, churches and shopping facilities not least to which is Forestside Shopping Centre. Main transport routes lead directly to and from the city centre also.

This particular detached family home has beautifully proportioned and deceptively spacious accommodation throughout which has been modernised throughout by the present vendors. It provides an exceptional layout with six bedrooms, two reception rooms, together with high quality fully fitted kitchen with range of appliances open to living/dining area, ensuite, and shower room

In addition, the property is positioned on a pleasant corner site with pleasant well-tended gardens to the front, side, and rear.

All in all this is a home of real quality and one that can only be fully appreciated upon internal inspection. To arrange a private viewing please contact our South Belfast office on 028 9066 8888.



ACCOMMODATION
GROUND FLOOR
ENTRANCE HALL:

LIVING ROOM:
18' 0" x 11' 9" (5.49m x 3.58m)
Attractive feature fireplace. Wood strip flooring.

FAMILY ROOM / PLAYROOM:
12' 9" x 9' 8" (3.89m x 2.95m)



KITCHEN / LIVING / DINING AREA:

32' 3" x 21' 5" (9.83m x 6.53m) (at widest points)

In the Kitchen Area – Excellent range of high and low level units. Central island unit. Granite worktops. Inset sink. 4 ring hob. Double electric oven. Integrated fridge/freezer and dishwasher. Tiled floor.

In the Living Area – Brick fireplace with wood-burning stove. Double doors to rear.

In the Dining Area – Double doors to rear.

UTILITY ROOM:

10' 2" x 4' 7" (3.1m x 1.4m)

High and low level unit. Plumbed for washing machine.

CLOAKROOM:

Low flush WC. Wash hand basin.

INTEGRAL GARAGE:





FIRST FLOOR

BEDROOM (1):

14' 7" x 12' 0" (4.44m x 3.66m)

Built-in wardrobe.

ENSUITE SHOWER ROOM:

Fully panelled shower enclosure. Low flush WC. Wash hand basin.



BEDROOM (2):

13' 0" x 9' 9" (3.96m x 2.97m)

BEDROOM (3):

12' 0" x 9' 9" (3.66m x 2.97m)

BEDROOM (4):

10' 4" x 9' 7" (3.15m x 2.92m)



BEDROOM (5):
10' 2" x 8' 0" (3.1m x 2.44m)

BEDROOM (6):
9' 8" x 6' 7" (2.95m x 2.01m)

SHOWER ROOM:
Walk in shower enclosure. Low flush WC. Wash hand basin in vanity unit.

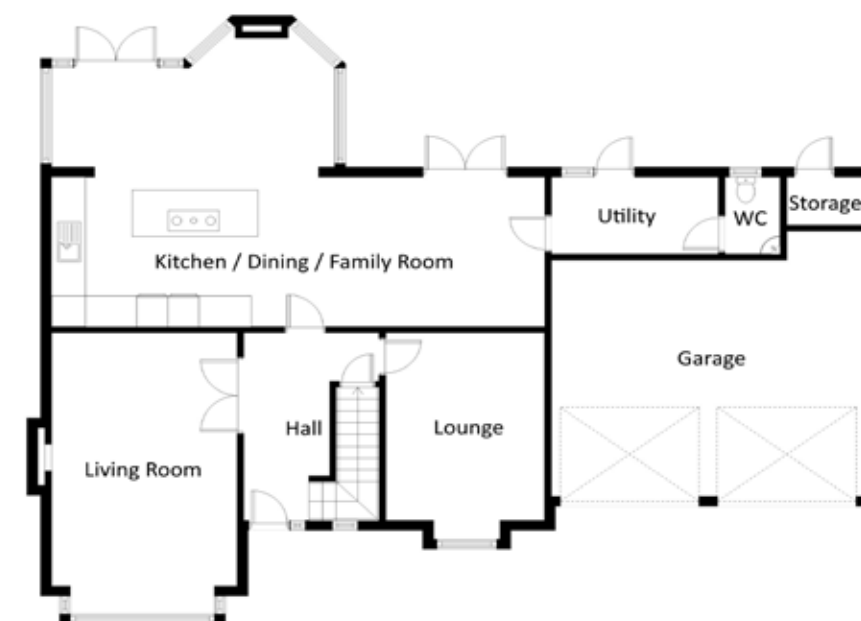
LANDING:
Hotpress and roof space access.





OUTSIDE

Superb corner site with generous gardens to front, side, and rear, in lawns and patio.

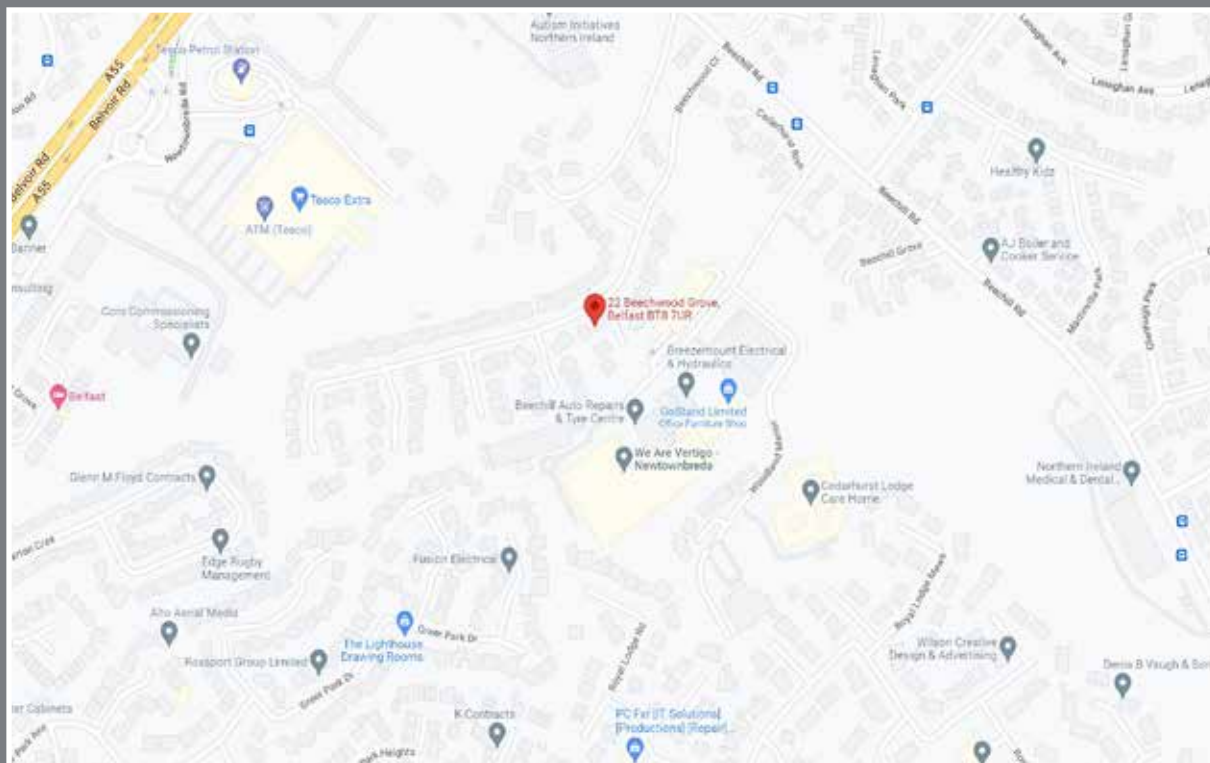


22 Beechwood Grove, Belfast (Ground Floor)
Plans for illustrative Purposes Only



22 Beechwood Grove, Belfast (1st Floor)
Plans for illustrative Purposes Only

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: ML/H/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 5132-2723-3100-0683-8222



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