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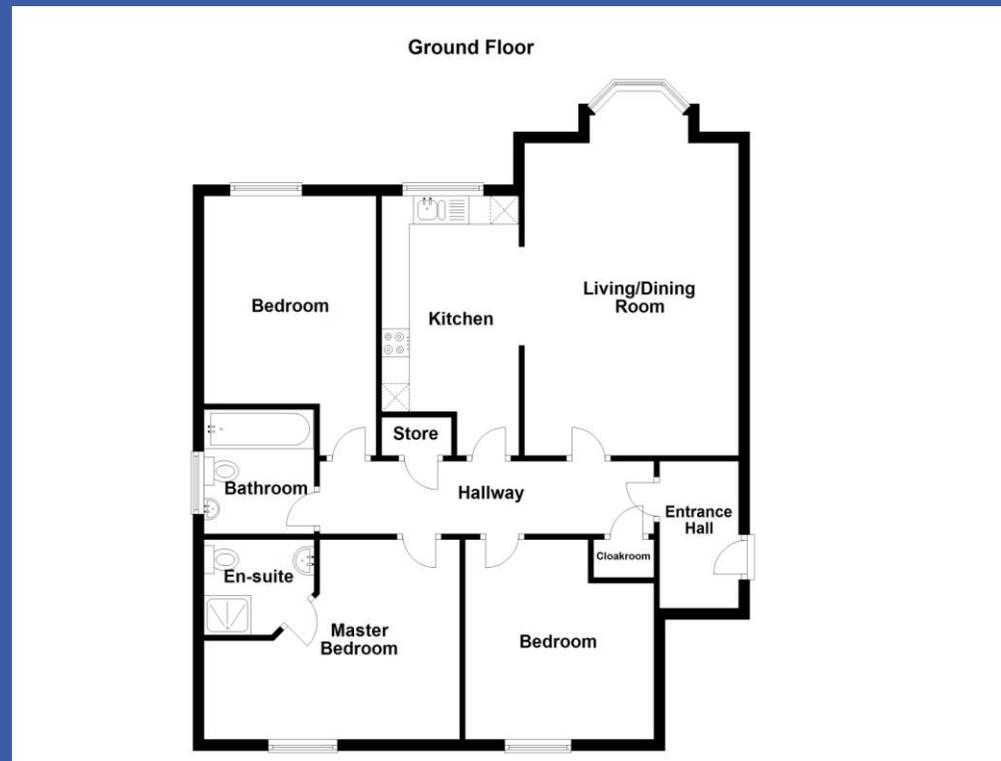
6 Beech House

28 Beech Heights, Belfast
BT7 3LQ

Offers Over £199,950

6 BEECH HOUSE, WELLINGTON SQUARE, BELFAST, BT7 3LQ

- Modern 1st Floor Apartment within this Popular Development
- Generous Lounge with Bay Window
- Fitted Kitchen with Built in Appliances
- 3 Double Bedrooms, Including Master with Ensuite Shower Room
- Family Bathroom with White Suite
- Gas Central Heating/uPVC Double Glazed Windows/Ample Storage
- Well Presented Throughout
- Allocated Car Parking Space and Visitor Parking
- Convenient to many Amenities including Forestside Shopping Complex and Lagan Towpath
- Convenient to Leading Schools



This well presented 1st floor apartment is ideally located in a prime location within this popular cul de sac development.

The property is beautifully presented by the current owners and offers spacious accommodation which includes a generous lounge with open arch to a modern kitchen and three bedrooms, including master with ensuite. In addition the property benefits from a private, allocated car parking space and overlooks mature communal grounds.

Set in a convenient location, close to Belfast and convenient to a range of amenities including The Lagan Towpath, Belfast Boat Club and public transport, this property can only be fully appreciated on internal inspection.







Property Comprise s

Communal front door to communal entrance hall, stairs and lift to 1st Floor

ENTRANCE PORCH

Oak flooring

ENTRANCE HALL

Oak flooring, 2 storage cupboards

LOUNGE 21' 6" x 12' 8" (6.55m x 3.86m)

Oak flooring, open arch to kitchen

KITCHEN 15' 1" x 8' 1" (4.6m x 2.46m)

Range of high and low level units, Granite work surfaces, 1.5 bowl stainless sink unit with Granite drainer, integrated dishwasher, integrated washing machine, 4 ring gas hob with stainless steel splash back, extractor fan and electric oven under, integrated fridge freezer, part tiled walls, tiled floor, concealed gas fired boiler, low voltage spots





BEDROOM 15' 5" x 11' 7" (4.7m x 3.53m)

ENSUITE

White suite comprising low flush wc, fully tiled shower cubicle, pedestal wash hand basin, part tiled walls, tiled floor. low voltage spots

BEDROOM 11' 8" x 10' 10" (3.56m x 3.3m)

BEDROOM 15' 11" x 10' 2" (4.85m x 3.1m)

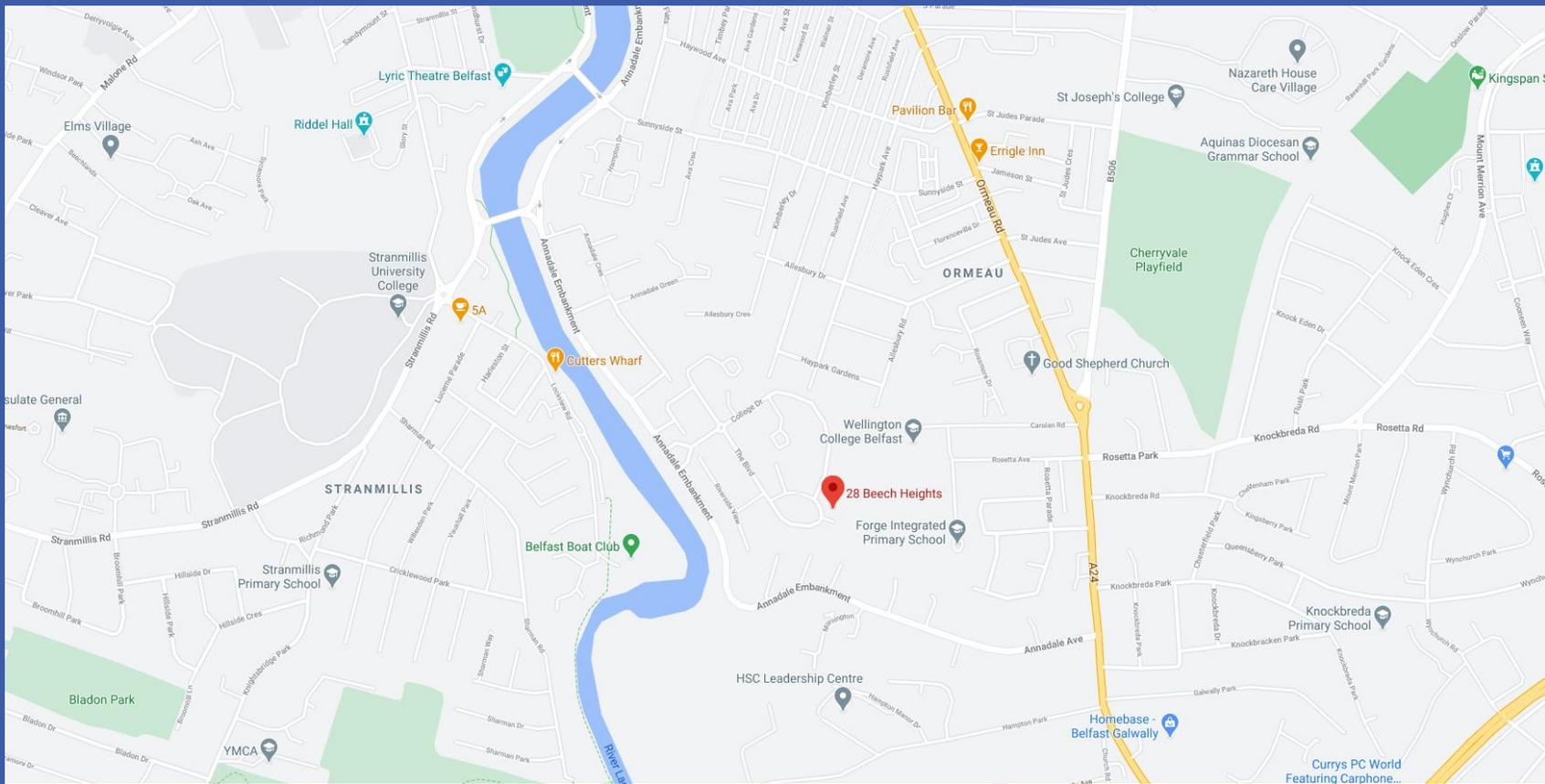
BATHROOM

White suite comprising 1/2 pedestal wash hand basin, wc, part tiled walls, tiled floor, low voltage spots, extractor fan

OUTSIDE

Well maintained communal grounds. Allocated car parking space and visitor parking





Directions:

From Annadale Embankment turn in to the Wellington Square development, at the first roundabout turn right on to The Boulevard and continue to Beech Heights

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



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