



Situated in a quiet residential area of South Belfast, this chalet bungalow offers excellent potential with superb panoramic views over Belfast and beyond. The property requires some modernisation and updating throughout

The accommodation comprises; entrance hall with cloaks cupboard, lounge, breakfast room open plan to modern fitted kitchen and sitting room. There are three bedrooms and a main bathroom.

The property benefits from oil heating, double glazed windows, enclosed rear gardens and patio area, driveway parking and detached garage.

The house is easy commuting access into and out of the City with Tesco and Forestside shopping facilities close at hand. Early viewing is encouraged.

Please note that the vendor is unable to provide evidence of Building Control Approval for the conversion of the first floor to the Property. Upon enquiry with the Local Council we are advised that they only keeps record of building control applications dating back to the 1980's but it is believed that the works predate this. Most mortgage lenders will only require evidence of Building Control Approval for works carried out within the last 10 years and therefore this should be acceptable for mortgage lending purposes. You should however satisfy yourself by survey and inspection.

Offers Over  
£177,500

73 Beechill Park West ,  
BELFAST,  
BT8 6NW

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Viewing by  
appointment  
through agent  
028 9066 3030

- Detached Chalet Bungalow in Popular Residential Location Close to Forestside Shopping Complex
- Entrance Hall with Cloaks Cupboard
- Lounge with Tiled Fireplace
- Breakfast Room Open Plan to Modern Fitted Kitchen
- Lean to Storage Area
- Sitting Room
- Three Well Proportioned Bedrooms
- Main Bathroom
- Oil Heating / Double Glazed Windows
- Enclosed Rear Gardens with Lawns, Pebbled Patio Area
- Driveway Parking, Detached Garage, Front Gardens in Lawns
- Convenient Location with Good Access to the City Centre & Local Amenities

The Property Comprises:

#### Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE HALL: Cloaks cupboard.

LOUNGE: 14' 11" x 10' 5" (4.55m x 3.18m) (at widest points). Tiled fireplace, serving hatch.

BREAKFAST ROOM: 10' 2" x 7' 7" (3.1m x 2.31m) (at widest points). Open plan to . . .

FITTED KITCHEN: 11' 0" x 9' 4" (3.35m x 2.84m) (at widest points), Range of high and low level units, work surfaces, stainless steel sink unit and twin drainer, plumbed for washing machine and dishwasher, space for cooker, shelved airing cupboard.

LEAN TO: 9' 9" x 6' 7" (2.97m x 2.01m) (at widest points). uPVC door to rear.



BEDROOM (1): 12' 10" x 11' 7" (3.91m x 3.53m) (at widest points).

SITTING ROOM: 19' 10" x 9' 11" (6.05m x 3.02m) (at widest points).

INNER HALL:

SHOWER ROOM: Comprising low flush wc, pedestal wash hand basin, tiled splash back, fully tiled shower cubicle.

## First Floor

LANDING: Eaves storage, Velu window.

BEDROOM (2): 14' 1" x 10' 5" (4.29m x 3.18m) (at widest points). Built-in robes and storage.

BEDROOM (3): 10' 7" x 9' 0" (3.23m x 2.74m) (at widest points). Built-in robes.

BATHROOM: Comprising low flush wc, pedestal wash hand basin, panelled bath.

## Outside

Enclosed rear garden with lawns, pebbled patio, mature hedging. Driveway parking to . . .

DETACHED GARAGE: Up and over door.

Front garden in lawns with boundary wall to front.



Telephone 028 9066 3030

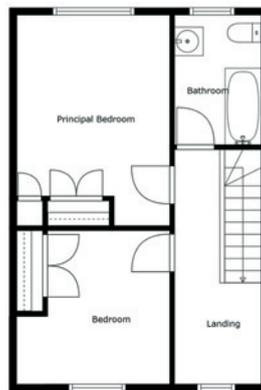
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Location:

Travelling out of town on the Saintfield Road from Forestside, continue up the Saintfield Road through the lights at Newton Park and continue past Commons Brae to second on the left hand side.



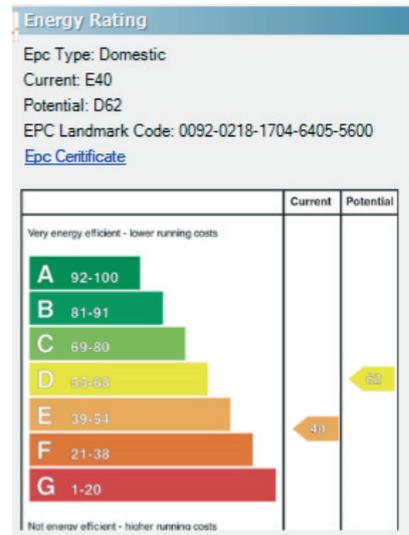
Floor 1



Floor 2

Sizes And Dimensions Are Approximate, Actual May Vary.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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