35 Beechill Road, Off the Saintfield Road, Belfast, BT8 7PT

Asking Price £225,000

Situated on the main Beechill Road, occupying a level site, this red brick detached home is situated in a popular and convenient location, with the Cairnshill Park and Ride facility on your doorstep, leading schools, and bus routes in to and out of Belfast. The property offers well stocked gardens to both the front and rear with the added bonus of a detached garage. The accommodation offers three well proportioned bedrooms, all of which are double size and all with built in storage, a bright and spacious lounge, a separate dining room which provides access to the fitted kitchen. The bathroom on the 1st floor is serviced with a separate w/c. . A chain free property well worth an internal inspection!

- Detached home
- All bedrooms with built in storage
- Fitted kitchen
- Oil fired central heating
- Gardens to the front and rear

- Three double size bedrooms
- Two separate reception rooms
- Bathroom with separate w/c
- Majority double glazed windows
- Off street parking / attached garage

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland   EU Directive 2002/91/EC

The accommodation comprises
Pvc double glazed front door leading to entrance hall

Entrance hall
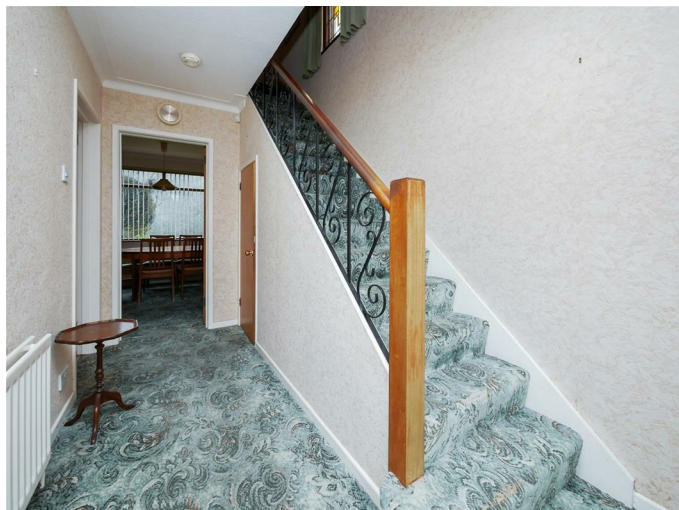
Under stairs storage.

Lounge 15'3 x 13'2 (4.65m x 4.01m)

Tiled fireplace with raised tiled hearth housing an open fire.

Dining room 11'2 x 10'3 (3.40m x 3.12m)

Kitchen 11'2 x 10'1 (3.40m x 3.07m)

Full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, extractor fan, 4 ring hob and double oven, fridge space, plumbed for washing machine, larder cupboard.

1st floor
Access to floored roof space complete with power and lighting.

Landing

Spacious landing area, feature stained glass window.

Bedroom 1 12'8 x 10'3 (3.86m x 3.12m)

Built in robes.

Bedroom 2 10'3 x 8'9 (3.12m x 2.67m)

Built in robe.

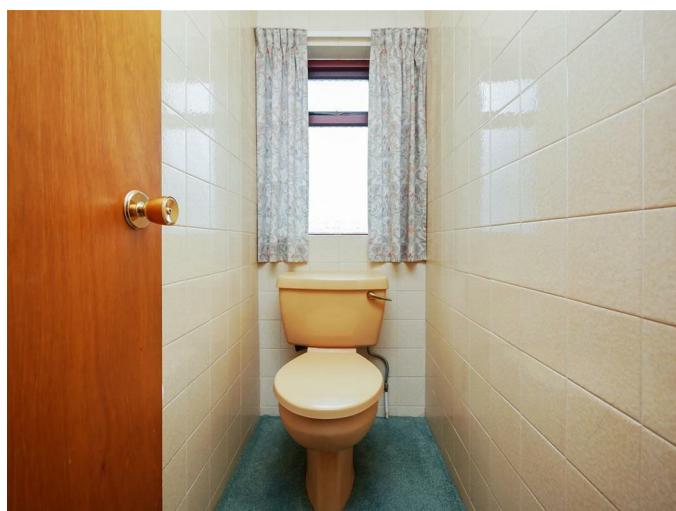## Bedroom 3 10'6 x 10'3 (3.20m x 3.12m)

Measurement is to the built in robes.

Bathroom 6'5 x 6'4 (1.96m x 1.93m)

Coloured suite comprising tiled panelled bath, thermostatically controlled shower, wash hand basin with storage below, fully tiled walls.

Separate w/c 6'5 x 2'9 (1.96m x 0.84m)

Low flush w/c

Outside
Off street parking leading to attached garage.

Attached garage 24'1 x 8'6 (7.34m x 2.59m)
Roller door, light and power, housing oil fired boiler.
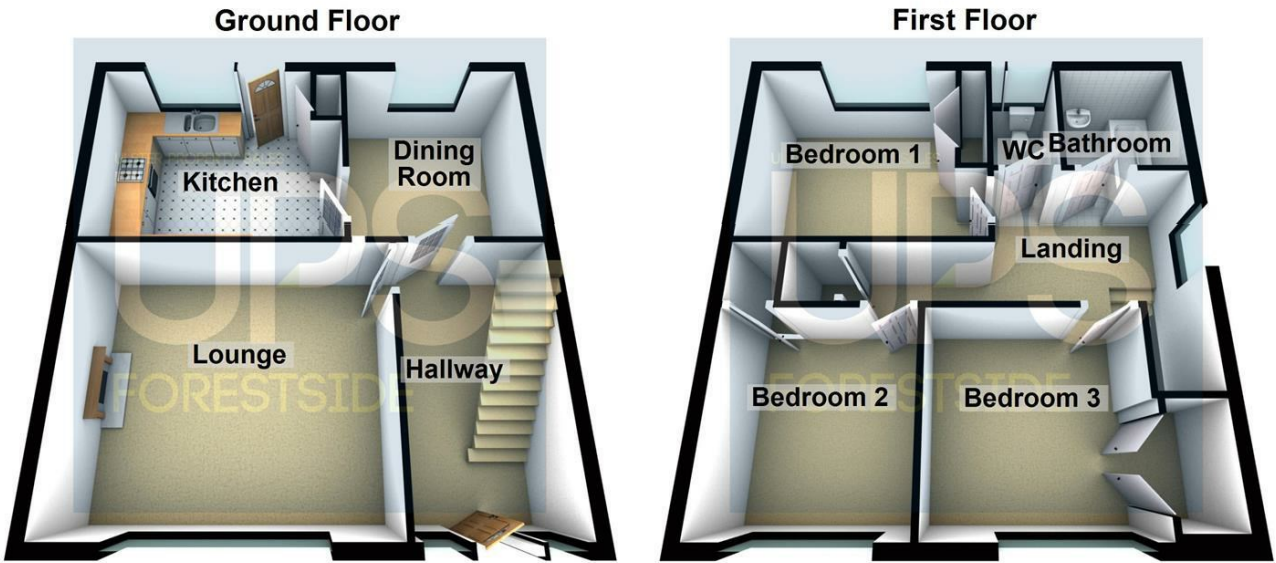
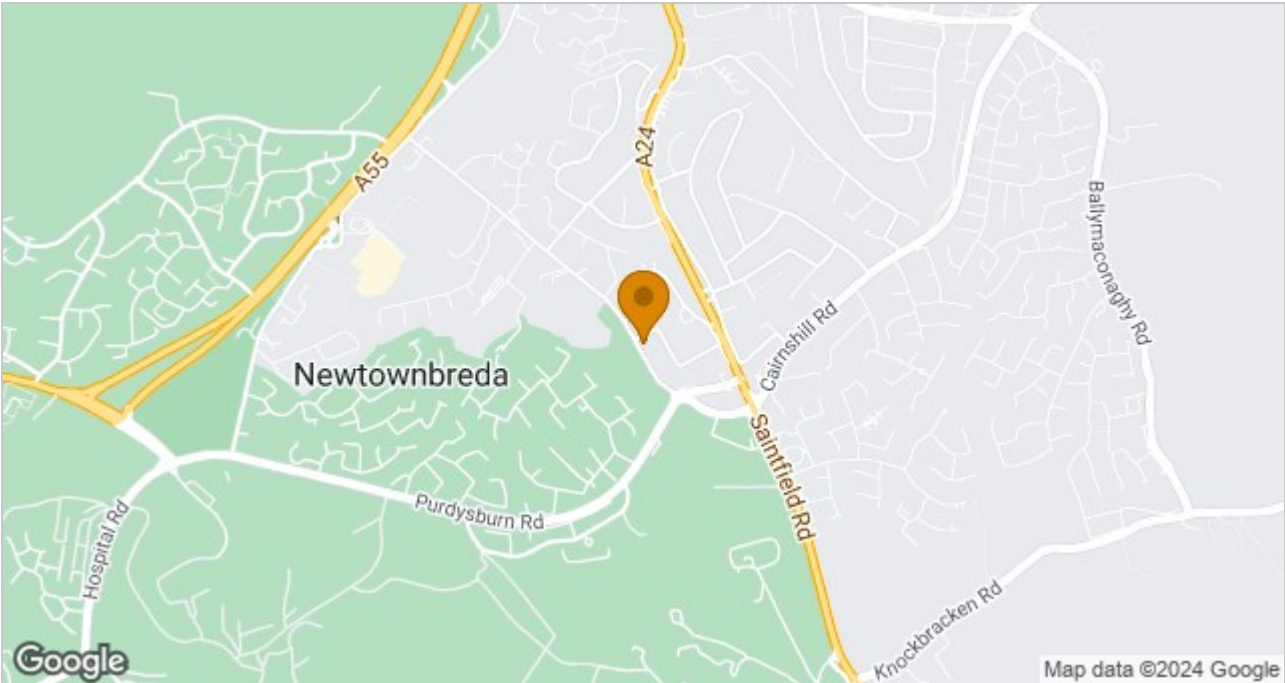## Front gardens
Gardens to the front laid in lawn.

Rear gardens

Gardens to the rear laid in lawn, rear patio area, outside tap, pvc oil tank.

Floor Plan

Ground Floor

Kitchen

Dining Room

Lounge

Hallway

First Floor

Bedroom 1

WC

Bathroom

Landing

Bedroom 2

Bedroom 3

Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map