



## 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
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	65
(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

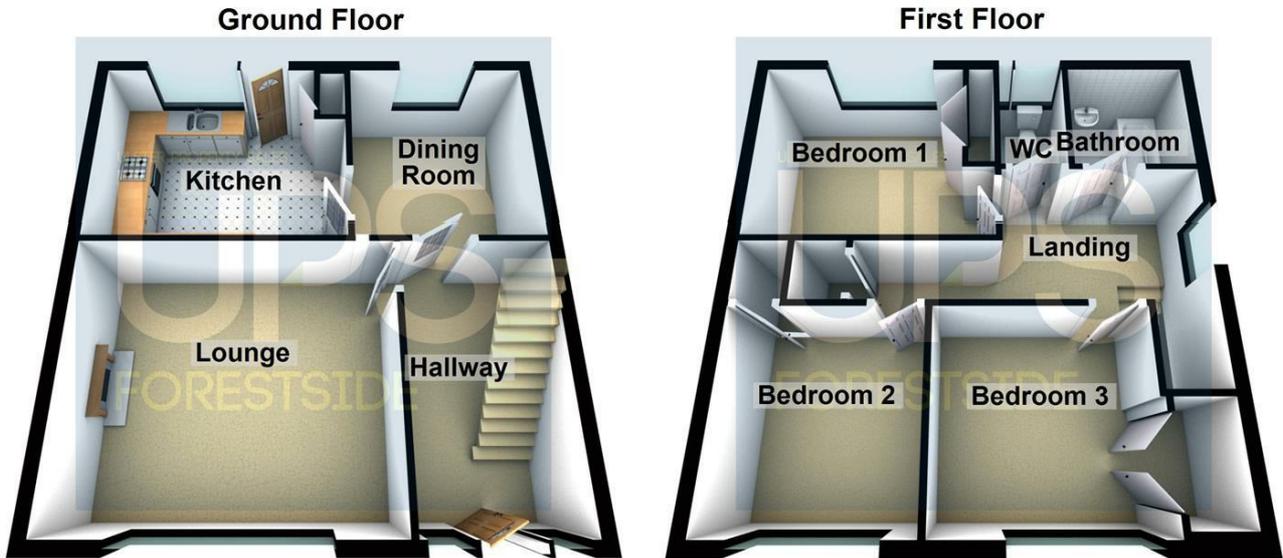
Gardens to the front laid in lawn.

### Rear gardens



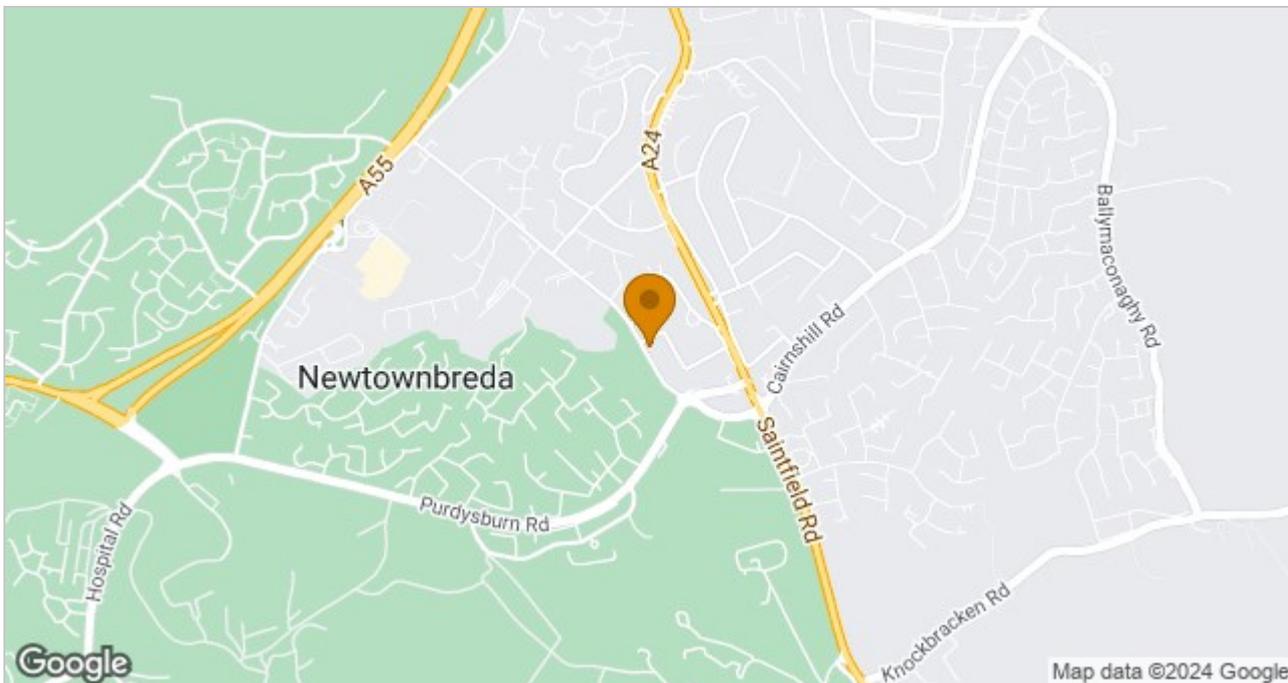
Gardens to the rear laid in lawn, rear patio area, outside tap, pvc oil tank.

## Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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