



6 Cedarhurst Rise, Beechill Road / Newtownbreda, Belfast, BT8 7RJ

Asking Price £335,000

Positioned on an elevated plot, this extended detached home offers convenience to the Cairnshill Park and Ride, Tesco Newtownbreda, Lesley Forestside and leading schools, both primary and post primary. The internal accommodation comprises, two spacious reception rooms, fitted kitchen with casual dining and utility area on the ground floor, with four good sized bedrooms, master with en-suite, and family bathroom suite on the first floor.

Outside, there is ample parking to the front providing access to the integral garage to the rear and side. This home also benefits from superb gardens laid in lawn with an excellent range of plants, trees and shrubs. An excellent home in a great location offering superb potential for those wanting a spacious family home that they can add their own fit and finish to.

- Detached Family Home Situated On An Elevated Plot
- Two Spacious Reception Rooms
- Family Bathroom Suite
- Utility Area
- Integral Garage
- Four Good Sized Bedrooms, One With En-Suite
- Fitted Kitchen With Casual Dining Area
- Oil Heating & Majority Double Glazed
- Driveway With Ample Parking To Front & Side
- Superb Gardens To Side & Rear

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(29-38) F			
(1-28) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



Entrance Porch

Glass panelled entrance porch. Tiled flooring.

Entrance Hall



Pvc front door with glazed side panels to entrance hall. Under stairs storage. Laminate flooring.

Dining Room 14'10 x 13'0 (4.52m x 3.96m)



Laminate flooring.

Lounge 21'1 x 11'0 (6.43m x 3.35m)



Kitchen / Dining 17'10 11'0 (5.44m 3.35m)



Full range of high and low level units glazed cabinets, breakfast bar area, single drainer stainless steel sink unit with mixer taps, Plumbed for dishwasher, 5 ring hob. Tongue and groove ceiling. Part tiled walls.

Utility Area

Access to garage.

First Floor

Bedroom One 14'1 x 9'0 (4.29m x 2.74m)



Wall to wall mirrored slide robes.

En-suite



Comprising walk in shower, pedestal wash basin, low flush w.c Pvc panelling.

Bedroom Two 16'0 x 10'0 (4.88m x 3.05m)



Bedroom Three 14'1 x 9'9 (4.29m x 2.97m)



(at widest points)

Bedroom Four 9'10 x 8'0 (3.00m x 2.44m)



White Bathroom Suite



White Bathroom suite comprising panellled bath with mixer taps, pedestal wash hand basin, low flush w.c Heated chrome towel rail. Fully tiled walls.

Landing

Access to the roof space via fold down ladder.

Outside Front



Driveway with ample parking. Front garden laid in lawn with a range of plants and shrubs.

Integral Garage 17'5 x 9'9 (5.31m x 2.97m)

(at widest points) Housing oil fired boiler. Plumbed for washing machine, light and power.

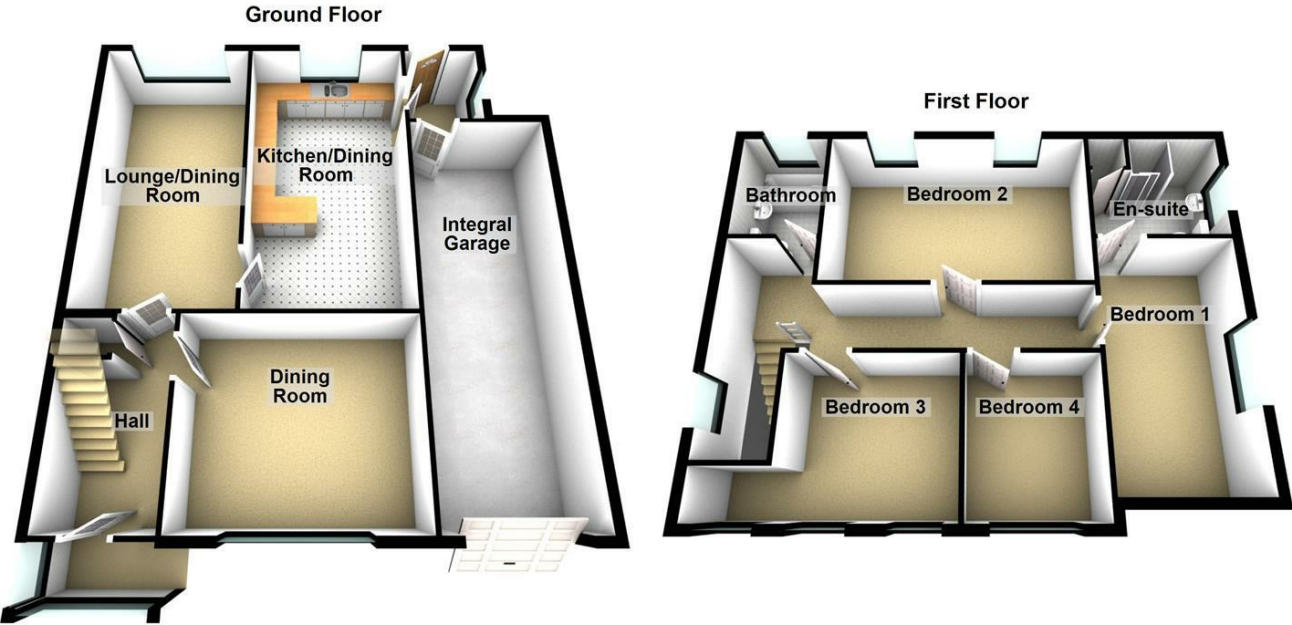
Outside Rear



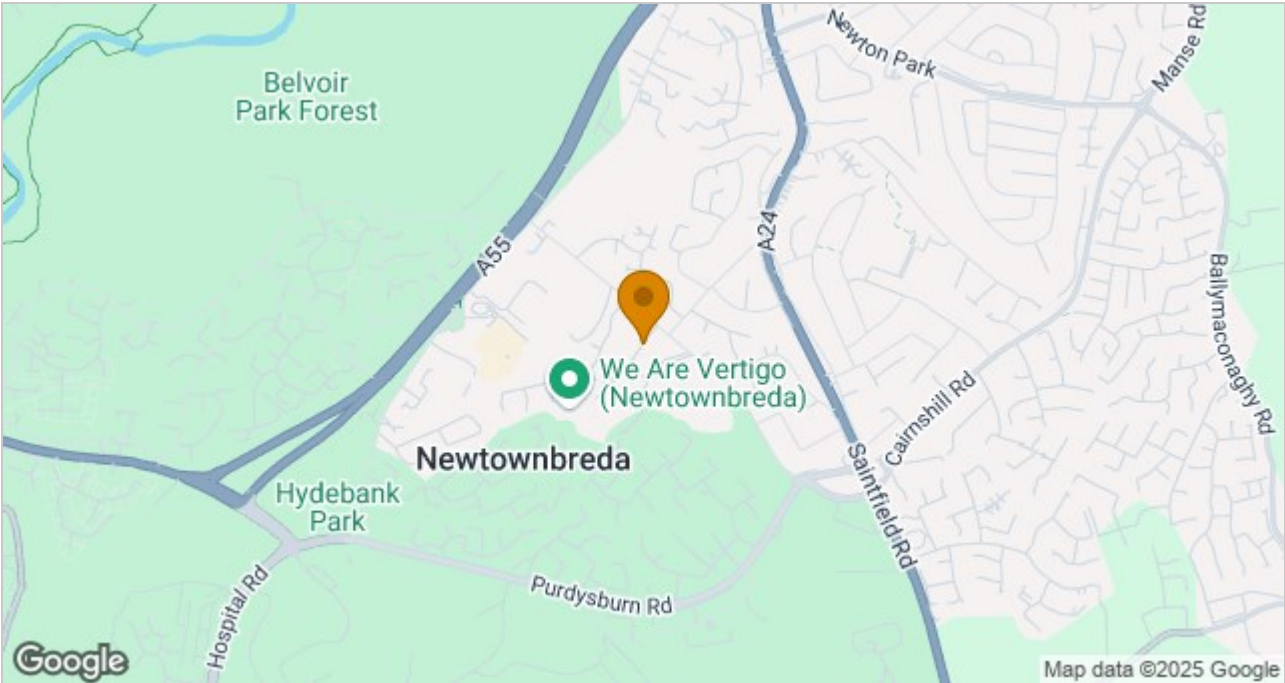
Fantastic enclosed rear garden bordered by timber fencing with a mature range of plants, trees and shrubs. Flagged patio area. Wooden summer house.



Floor Plan



Area Map



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