



39 Beechwood Grove, Beechill Road, Newtownbreda, Belfast, BT8 7UR

Asking Price £425,000

Only a few minutes walk from the Beechill Road and the Outer Ring, this semi detached home offers convenience to the local shops at Lesley Forestside, Tesco Newtownbreda and the Cairnshill Park and Ride. For those with a young and growing family there are super local primary and post primary schools as well as idyllic walks in the nearby Belvoir Forest Park.

Internally the property offers superb accommodation over three levels, comprising lounge with folding doors to dining area, modern fitted kitchen open to dining area, downstairs w/c and access to integral garage.

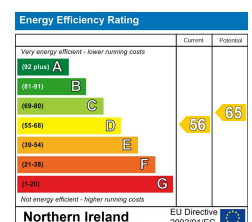
On the first floor there are three bedrooms, master with dressing area and en-suite shower.

On the lower ground level there is a double bedroom, a shower suite and further living room that provides access to the rear garden and patio.

Outside the property benefits from a double driveway with ample parking to the front that provides access to the integral garage, mature gardens to the front and side with a range of plants, trees and shrubs with a recently landscaped garden and patio area to the rear, that captures the afternoon sun.

An excellent family home in lovely cul de sac location.

- Detached Family Home Over 3 Levels
- 1st Floor 3 Bedrooms, Principle With Dressing Area & En-Suite & Bathroom
- Oil Fired Central Heating
- Driveway With Parking
- Front and Side Gardens Laid in Lawn
- Entrance level, Lounge / Dining / Kitchen Dining. W/c & Access To Integral Garage
- Lower Level, Double Bedroom, Shower Suite & additional Living Room
- Double Glazed
- Access To Integral Garage
- Landscaped Rear garden and patio area that captures the Sun





Entrance Hall



Open entrance porch, Glass panelled front door with glazed side panels.

Downstairs w.c



Sink unit. Low flush w.c Fully tiled walls.

Lounge 17'2 x 11'8 (5.23m x 3.56m)



Granite fireplace with wooden surround, inward opening glass panelled doors overlooking rear garden. Folding doors to dining room.



Dining Room 10'7 x 9'8 (3.23m x 2.95m)



Kitchen /Dining /Living 29'1 x 10'1 (8.86m x 3.07m)



Shaker style fitted kitchen with a range of high and low level units, wood effect worktops, built in hob, under oven and stainless overhead extractor fan, single drainer 1 1/4 bowl sink unit with mixer taps. integrated microwave, integrated dishwasher, integrated fridge. Laminate flooring. Access to integral garage.





First Floor



Master Bedroom 15'7 x 11'7 (4.75m x 3.53m)



Semi solid oak flooring. Access to dressing area with sliding robes either side of access to en-suite.





Ensuite



Comprising shower cubicle with shower unit, pedestal wash hand basin, low flush w.c
Fully tiled walls. Tiled flooring.

Bedroom Two 12'2 x 10'0 (3.71m x 3.05m)



Bedroom Three 8'8 x 7'8 (2.64m x 2.34m)



White Bathroom Suite



Comprising free standing bath with wall mounted mixer taps. wash hand basin with storage below. Low flush w.c

Lower Ground Floor Level

Bedroom Four 14'1 x 9'6 (4.29m x 2.90m)



Shower Suite



Comprising walk in shower cubicle with glazed partition and chrome shower unit, pedestal wash hand basin, low flush w.c Pvc panelling.

Living / Garden Room 14'1 x 12'0 (4.29m x 3.66m)



Timber flooring. Cast iron fire-place with wooden surround. Pvc glass panelled doors to patio area.



Outside Front

Front garden laid in lawn with a range of trees and shrubs. Double brick paved driveway with ample parking leading to attached integral garage.

Integral Garage

Up and over door. Light and power.

Outside Rear

From garden room access is provided to the landscaped rear garden with a mix of patio area's and garden laid in lawn, bordered by a raised planted area. Additional garden area to the side that has been fully enclosed.



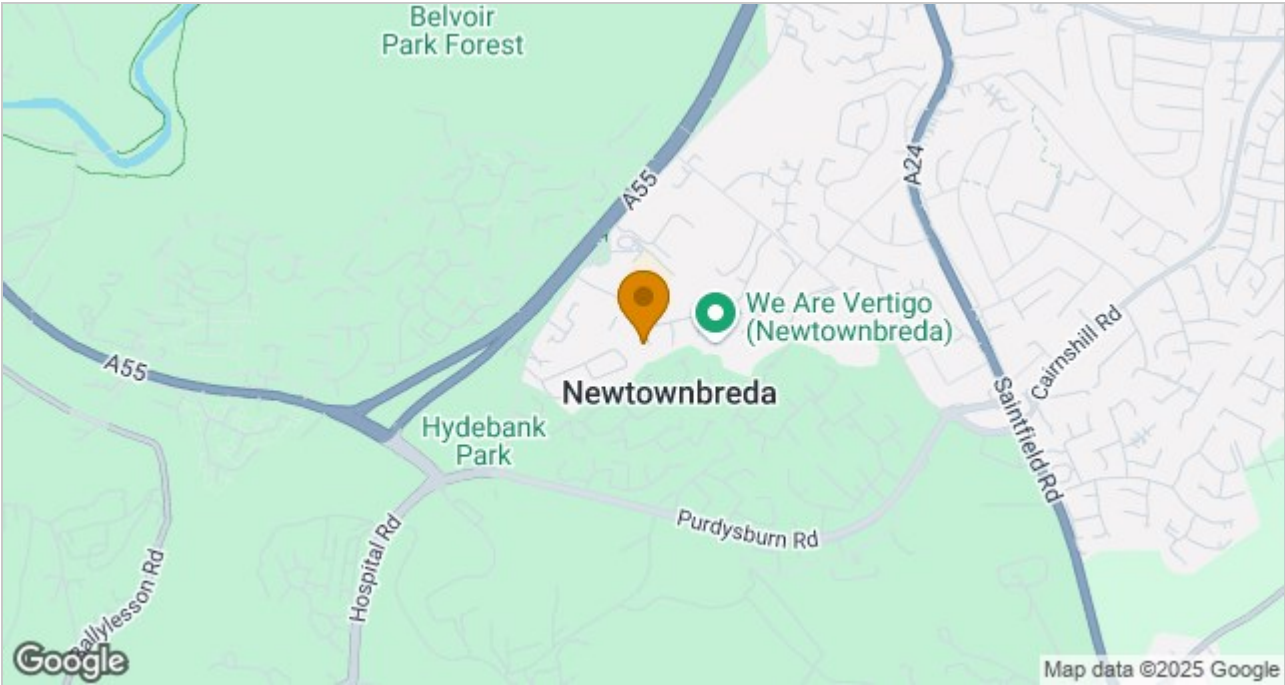




Floor Plan



Area Map



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