

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

**028 9047 1515**

[ballyhackamore@ulsterpropertysales.co.uk](mailto:ballyhackamore@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**50 BEECHWOOD MANOR, BELFAST, BT16 2BL**

**OFFERS AROUND £325,000**



A beautifully presented, four bedroom detached home offering excellent family accommodation, generous gardens and integral garage located in a popular residential area close to many local amenities.

Benefiting from a cul de sac position, the accommodation comprises entrance hall with attractive 'Canadian Maple' wood flooring, which features in some rooms, generous lounge to the rear, overlooking fantastic rear garden. Separate dining room, and living room open to luxury kitchen, comprising attractive range of units and integrated appliances, wood laminate flooring, partly tiled walls, and patio doors to garden. Four well proportioned bedrooms including principle bedroom with modern ensuite shower room, comprising walk in shower cubicle, vanity unit, fully tiled walls and ceramic tiled flooring.

Further benefits, include a family bathroom, comprising classic white suite with feature roll top bath, chrome feature radiator and ceramic tiled flooring. Ground floor toilet suite off spacious cloakroom, leading to integral garage with electric roller shutter door. Superb rear garden with generous lawn, attractive timber decking area leading to BBQ area and summer house wired for electric. Furthermore, the added benefit of a Scandinavian BBQ hut, enough to seat ten people, with feature built in BBQ and wired for electric.

Located within a mature residential area, Beechwood Manor is an attractive development just off the Old Dundonald Road, offering great convenience to both Belfast and Dundonald, and yet enjoys lots of space for families and great gardens close to many popular schools.



## Key Features

- Beautifully Presented Four Bed Detached Family Home In A Popular Residential Area
- Three Spacious Reception Rooms on the Ground and Lower Ground Floors
- Luxury Fitted Kitchen With Range of Integrated Appliances
- Cloakroom Leading to Ground Floor WC and Integral Garage
- Four Well Proportioned Bedrooms, Principle Bedroom With Modern Ensuite Shower Room
- Family Bathroom With Feature Roll Top Bath and Vanity Unit
- Oil Fired Central Heating and Double Glazing Throughout
- Located Just Off The Old Dundonald Road, Close to Many Ammenities and Local Schools



### Accommodation Comprises:

#### Entrance Hall

Solid 'Canadian Maple' wood panelled flooring.

#### Cloaks

Solid 'Canadian Maple' wood panelled flooring.

#### Ground Floor WC

White suite comprising: Wash hand basin, low flush WC, wood laminate flooring.

#### Dining Room

10'3 x 8'5

#### Integral Garage

15'6 x 12'5

Power and light, oil fired boiler, plumbed for washing machine, electric roller shutter door.

#### Lower Ground Floor

#### Landing

Solid 'Canadian Maple' wood panelled flooring, Double doors to:

#### Lounge

16'6 x 11'7

Mock brick feature fireplace with electric fire and tiled hearth, solid 'Canadian Maple' wood panelled flooring.

#### Kitchen

Luxury range of high and low level units, Formica work surfaces, inset single drainer 1 1/4 basin stainless steel sink unit with mixer taps, built in over and microwave, ceramic hob, stainless steel extractor fan and hood, integrated fridge freezer, integrated dishwasher, built in carousel corner unit., recessed spotlighting, wood laminate flooring, part tiled walls, part Perspex splash back.

#### Living Room

11'3 x 10'3

Wood laminate flooring, patio doors to rear garden.

#### First Floor

#### Landing

Solid 'Canadian Maple' wood panelled flooring, hotpress.

#### Bedroom 1

11'7 x 11'1

Excellent range of built in wardrobes with sliding mirrored doors, wood laminate flooring.

#### Ensuite Shower Room

Modern white suite comprising: Walk in shower cubicle with electric shower and sliding shower doors, vanity unit with mixer taps, low flush WC, fully tiled walls, ceramic tiled flooring, feature chrome wall mounted radiator, PVC panelled ceiling with recessed spotlights.

#### Bedroom 2

11'3 x 11'8

(Average)

Large Velux window, wood laminate flooring.

#### Bathroom

Classic white suite comprising, freestanding roll top bath with mixer taps and telephone hand shower, pedestal wash hand basin, low flush WC, feature chrome wall mounted radiator, ceramic tiled floor.

#### Upper First Floor

#### Landing

Solid 'Canadian Maple' wood panelled flooring.

#### Bedroom 3

10'4 x 8'4

#### Bedroom 4

8'1 x 7'

(Average)

Velux window, Slingsby ladder to partly floor roof space.

#### Outside

Front garden in lawn, tarmac driveway leading to integral garage. Enclosed rear garden with generous lawn and good sized timber decking leading to:

#### Summerhouse

11'7 x 9'6

Power and Light.

#### Scandinavian BBQ Hut

10'4 x 10'4

Power and Light, centrepiece BBQ and seating.

#### Additional Information

A small portion of the rear garden is subject to a licence agreement for sole use to the owner of number 50 Beechwood Manor, from DFI, Eastern Division Roads.













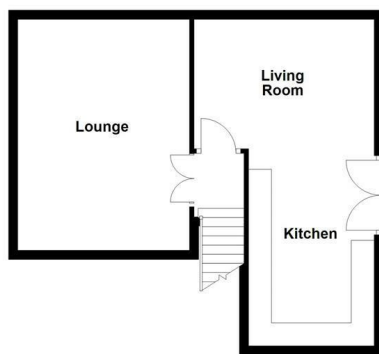




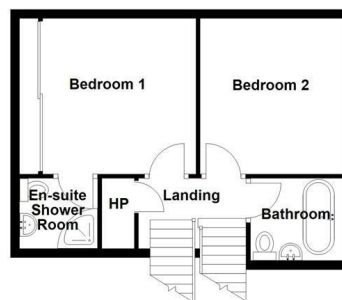




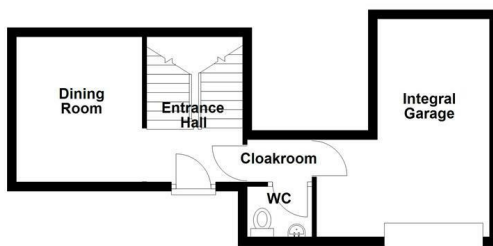
Lower Ground Floor



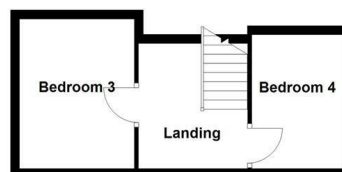
First Floor



Ground Floor



Upper First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	55	60
		EU Directive 2002/91/EC

Questions you may have. Which mortgage would suit me best?

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
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