

GERARD MCCLINTON
ESTATE AGENT



65 Beechill Road, Belfast, BT8 7PU

Offers in the region of £190,000





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Belfast, BT8 7PU

- Desirable & Convenient Location
- 3 Bedrooms
- Further Dining Area Opening Onto Kitchen
- Ground Floor Shower Room & Modern First Floor Bathroom
- Large Rear Garden
- Extended Semi Detached House
- 2 Separate Reception Rooms
- Separate Utility Room
- Attached Garage & Driveway
- Double Glazing & Gas Central Heating

Situated on the highly sought-after Beechill Road, this location is consistently in high demand among families seeking convenience to local schools, shopping amenities, and is an ideal commuting location. With easy access to the Outer Ring, Saintfield Road, Ormeau, Carryduff, and Lisburn, this property offers unparalleled convenience.

This property has already been extended, providing ample space for someone looking to create their dream home without the need for any additional building works. The current layout includes an entrance hall, a front-facing living room, a separate reception room at the rear, and an extension that houses a spacious dining area. The dining area seamlessly flows into the modern kitchen, creating a large partially open-plan U-shaped room that offers both a sense of space and defined areas. The kitchen features sleek gloss fitted units and stone effect worktops, while a separate utility room provides additional storage space and plumbing for a washing machine and tumble dryer. Adjacent to the utility area is a convenient shower room with a corner shower, WC, and wash hand basin.

Moving to the first floor, you will find three bedrooms and a modern family bathroom complete with a panelled bath and thermostatic shower over. Bedroom 3 also offers a unique feature - a fixed staircase leading to a loft room. This loft room boasts a roof window at the rear, allowing natural light to flood in, as well as light fixtures, power outlets, and a radiator for added comfort.

Outside, the property boasts a driveway at the front leading to an attached garage, providing convenient parking options. The rear of the property is home to a generously sized garden that benefits from its angled position, offering a larger and wider garden space compared to many other properties in the area.



Entrance Porch	6'0" x 2'3" (1.84 x 0.7)
Entrance Hall	
Living Room	12'0" x 11'9" (3.67 x 3.6)
Reception 2 / Dining Room / Kitchen	21'11" x 18'4" (6.69 x 5.6)
Separate Utility Room	11'5" x 9'6" (3.5 x 2.9)
Shower Room	11'5" x 4'7" (3.5 x 1.4)
First Floor Landing	
Bedroom 1	12'1" x 10'9" (3.7 x 3.3)
Bedroom 2	11'6" x 10'9" (3.51 x 3.3)
Bedroom 3	8'2" x 8'2" (2.5 x 2.5)
Roofspace / Loft Room	10'9" x 10'2" (3.28 x 3.1)
Bathroom	7'11" x 5'5" (2.43 x 1.66)
Outside	



Directions





Floor Plans



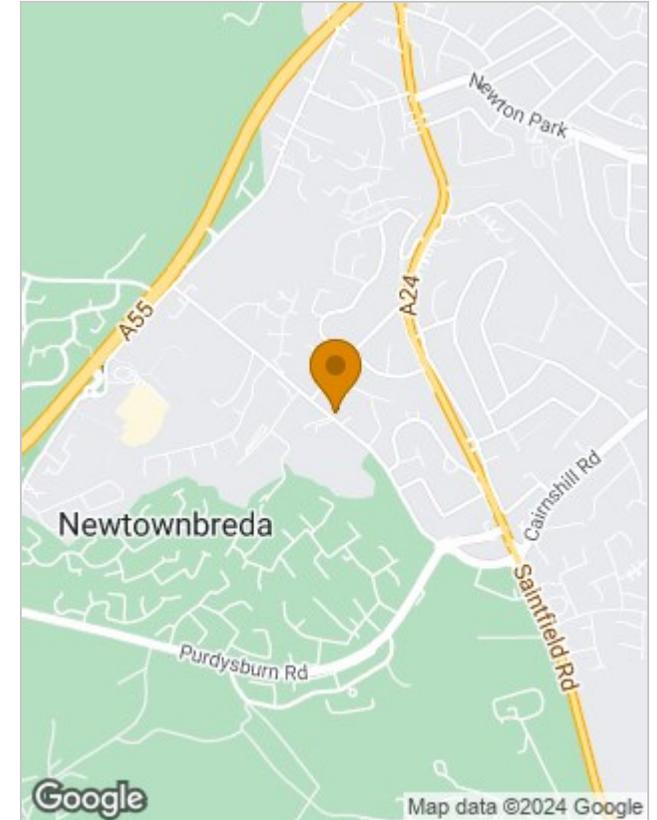
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: 02890 992 884 Email: info@gerardmcclinton.co.uk <https://www.gerardmcclinton.co.uk>

Location Map



Energy Performance Graph

