



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

38 Beechwood Manor,
Dundonald,
Belfast,
County Down, BT16

Guide Price: £325,000

 **Reeds Rains**

reedsrains.co.uk

38 Beechwood Manor, Dundonald, Belfast, County Down, BT16

Guide Price: £325,000

EPC Rating: D

Beechwood Manor is an exclusive residential address situated just off the Old Dundonald Road.

This quiet cul-de-sac location falls within close proximity to a wealth of day to day amenities and attractions.

Belfast City Centre and the surrounding towns are all easily accessible via regular public transport links and the main arterial routes whilst falling within the catchment area to fine selection of schooling for all ages.

This wonderful home has been slightly extended, creating bright, flexible and versatile accommodation throughout, perfect for those with a growing family.

The main selling point has to be the private, fully enclosed rear garden which is an excellent secure space for children to play and outdoor entertaining in the Spring / Summer months.

With much on offer, early consideration to view comes strongly recommended.

Covered Entrance Porch

Outside light. uPVC front door with glazed inset to...

Entrance Hall

Solid wooden flooring. Walk in cloak cupboard with access to w/c and integrated garage.

Downstairs Low Flush W/C

Pedestal wash hand basin with chrome mixer tap. Fully tiled walls. Extractor fan.

Integrated Garage

15'9" x 12'4" (4.8m x 3.76m)

At widest points. Up and over door. Light and power. Oil fired boiler.

Dining Room

10'4" x 8'4" (3.15m x 2.54m)

Accessed via double doors. Ample dining area. Solid wooden flooring.

Lower Landing

Lounge

17 x 11'6" (17 x 3.5m)

Feature fireplace with gas fire inset. Picture window.

Family Room

13'9" x 11'3" (4.2m x 3.43m)

Solid wooden flooring. uPVC French doors to enclosed rear garden.

Stunning Fitted Kitchen

13'9" x 8'7" (4.2m x 2.62m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica work surfaces and stainless steel door furniture. Integrated five ring gas hob with mains gas & chimney extractor hood. Separate built in double oven. Integrated dishwasher. Integrated fridge. Recessed spotlighting. Solid wooden flooring. Velux window x2.

Utility Room

One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica work surfaces and stainless steel door furniture. Plumbed for washing machine. Space for tumble dryer. Space for fridge and space for freezer. Partly tiled walls. Ceramic tiled flooring.

Upper Landing

Hot press with lagged copper cylinder and built in shelving.

Bedroom One

11'7" x 11 (3.53m x 11)

Excellent range of build in bedroom furniture. Velux window x2.

En-Suite Shower Room

Comprising PVC corner shower cubicle with Triton electric shower unit. Vanity unit with inset sink and chrome dual mixer tap with tiled splash back. Dual flush w/c. Recessed spotlighting.

Bedroom Two

11'3" x 10'1" (3.43m x 3.07m)

Built in sliding wardrobe.

Family Bathroom Suite

Comprising corner panelled bath with chrome mixer tap. Thermostatically controlled power shower unit with telephone hand shower. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Recessed spotlighting.

First Floor

Bedroom Three

10'4" x 8'4" (3.15m x 2.54m)

For full EPC please contact the branch.

Bedroom Four

9'7" x 8'1" (2.92m x 2.46m)

Velux window. Access to roof space. Large split level storage. Light and power.

Outside

Well tended garden area to front in lawn and shrubbery. Ample driveway car parking for two cars. Side access. Enclosed, private level garden to rear bordered by fencing in lawn, flower beds, shrubbery and feature deck area. Green house. uPVC oil tank. Outside tap / light. Outside power points.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.