



## 12 Beechill Park East, Belfast, BT8 6NX

**Asking Price £245,000**

Situated on an elevated site, this detached bungalow offers well proportioned accommodation comprising three bedrooms, two reception rooms, fitted kitchen and a suite on the ground floor.

The roof space has also been developed more than 10 years ago, accessed by a spiral staircase in bedroom two & separated into two areas both with skylight windows.

In addition the property benefits from a gas heating system and double glazing.

Outside there is a driveway leading to an attached garage and rear garden /patio area.

A short walk provides access to the Saintfield Road, with excellent transport links to include the Cairnshill Park and Ride, leading schools and Forestside Shopping Centre.

An excellent home with superb potential for those wanting to downsize or those willing to extend and alter to create their dream home.

- Detached Bungalow
- Developed Roof space (Works Completed More Than 10 Years Ago)
- Fitted Kitchen Access To Conservatory/Utility
- Gas Heating/Double Glazed
- Attached Garage
- Three Bedrooms
- One Reception Room
- White Shower Suite
- Driveway With Ample Parking
- Enclosed Garden/Patio To Rear

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <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			
Northern Ireland		71	74
EU Directive 2002/91/EC			



### Entrance Hall



Hardwood front door to entrance hall.  
Laminate flooring.

### Lounge 14'0 x 13'0 (4.27m x 3.96m)



Tiled fire-place. Tongue and groove ceiling.  
Great views.

### Fitted Kitchen 11'3 x 9'0 (3.43m x 2.74m)



Full range of high and low level units,

concealed lighting, under oven and 4 ring  
ceramic electric hob, single drainer sink unit  
with mixer taps.  
solid wood flooring.

### Conservatory/Utility 9'1 x 7'1 (2.77m x 2.16m)

Tiled Floor. Plumbed for washing machine.

### Bedroom One 10'3 x 10'1 (3.12m x 3.07m)



Mirrored sliding robes.

### Bedroom Two 11'6 x 9'3 (3.51m x 2.82m)



Access to roof space via spiral staircase



### Bedroom Three 8'2 x 8'1 (2.49m x 2.46m)



### Roof Space



### White Shower Suite

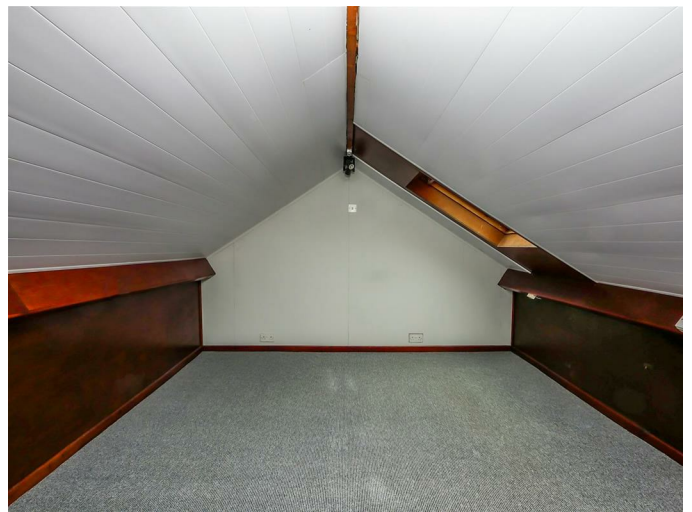


Comprising corner shower cubicle with chrome shower unit, wash hand basin with mixer taps and storage below, low flush w/c. Tongue and groove ceiling, tiled floor.



Roof space is accessed via the spiral staircase in bedroom two, floored with light and power and two skylight window and separated into two areas.

Please note that the works to the roof space were completed more than 10 years ago and do not have Building Control Approval as Bedrooms.



### Outside Front

Front garden area with a mature range of trees and shrubs.

Driveway with ample parking leading to an attached garage.

### Attached Garage 19'0 x 7'5 (5.79m x 2.26m)

Roller door, light and power. Housing gas boiler.



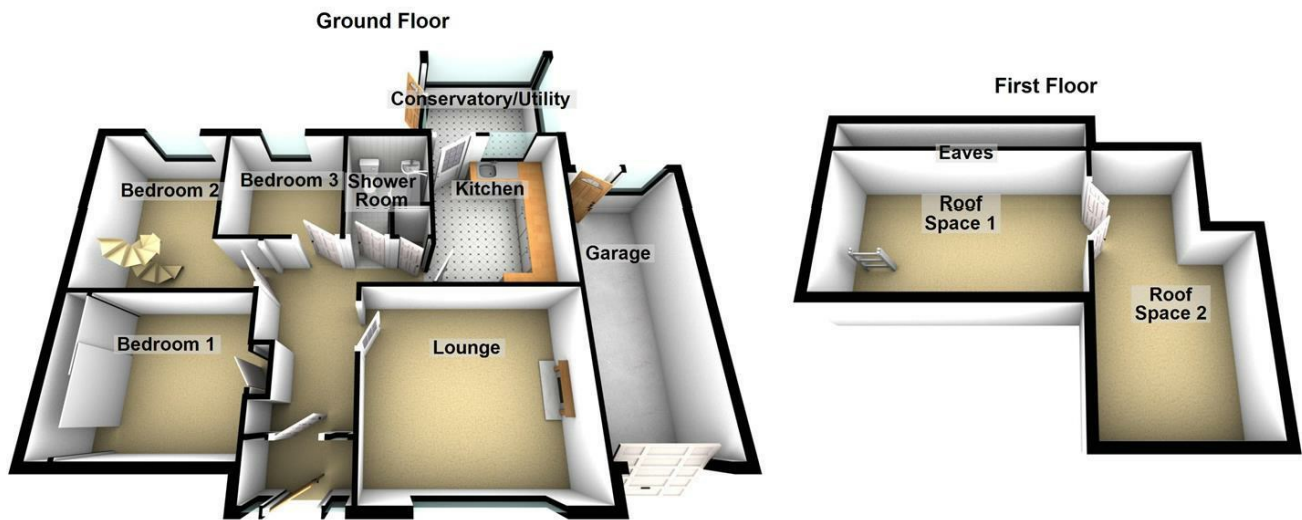
## Outside Rear



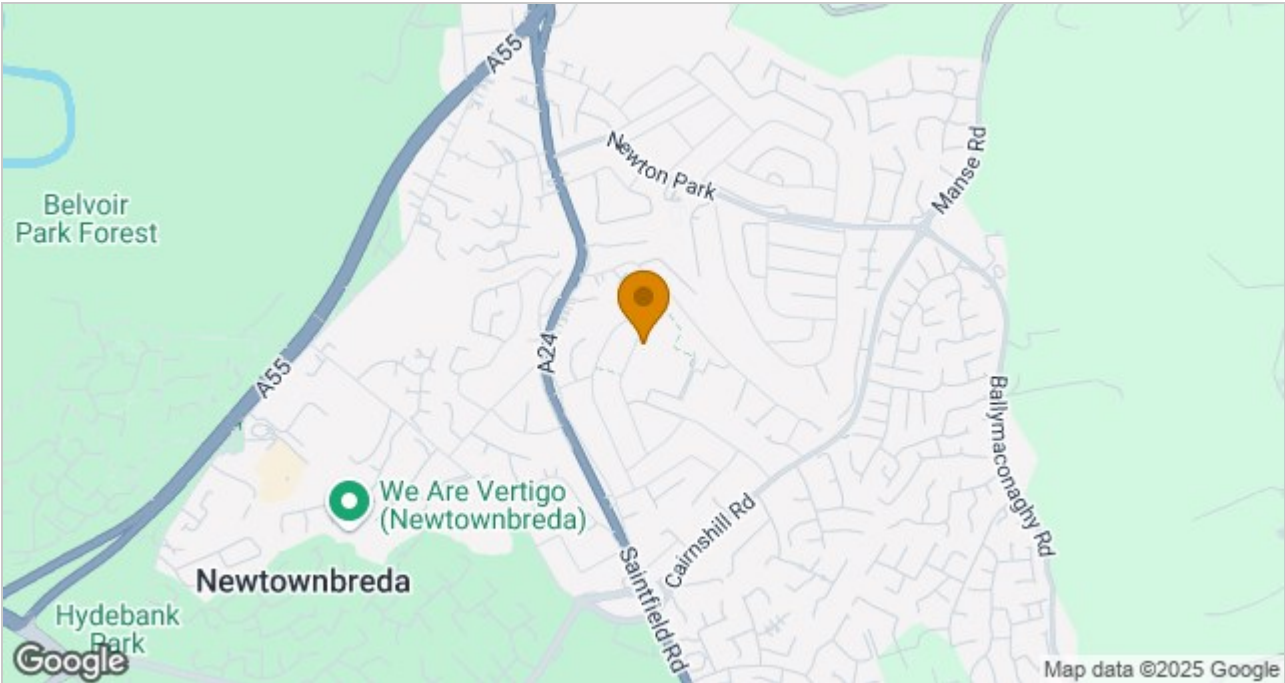
Enclosed rear with raised patio and garden area, bordered by mature trees and timber fencing.



Floor Plan



Area Map



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