



13 Beechlawn Park, Dunmurry, Belfast, BT17 9NR

Price Guide £335,000

Located in a quiet, desirable residential area convenient to excellent schools, shops and public transport facilities this exceptional extended semi-detached home comprises bright and well proportioned accommodation. Ready for immediate occupation, this home is beautifully presented having undergone renovation within recent years providing all that is required for modern day living. The accommodation comprises lounge with feature bay window and attractive fire, a stunning fitted kitchen which is open plan to excellent living / dining area, W.C, three good sized bedrooms and contemporary shower room with separate W.C. Outside the property benefits from a rear garden in lawn with paved patio area, spacious driveway to front providing ample parking and detached office / study with excellent storage.

- Beautifully Presented Semi-Detached Home
- Extended Kitchen / Living / Dining Room, Contemporary Fitted Kitchen
- Luxury Shower Room With Seperate W.C
- Detached Office / Study With Storage
- Gas Fired Central Heating / PVC Double Glazing
- Three Spacious Bedrooms (Two With Built In Robes)
- Downstairs W.C
- Front Lounge With Feature Gas Fire
- Enclosed Rear Garden In Lawn, Front Garden & Driveway
- Convenient To A Range Of Leading Schools & Transport Links

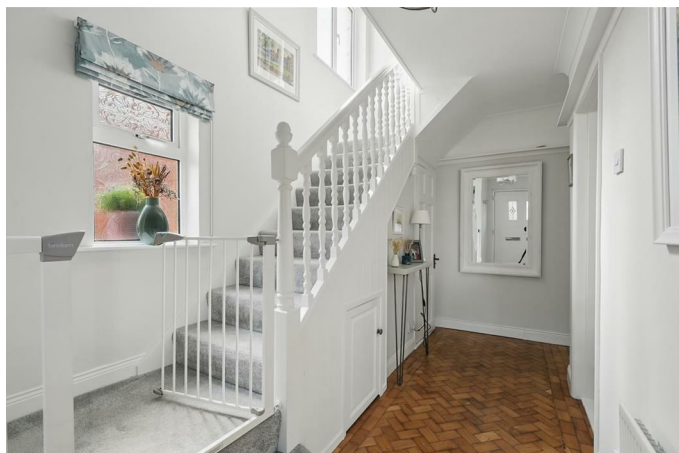
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(32-35) A		
(35-38) B		
(38-45) C		
(45-53) D		
(53-58) E		
(58-65) F		
(65-72) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Composite front door.

RECEPTION HALL



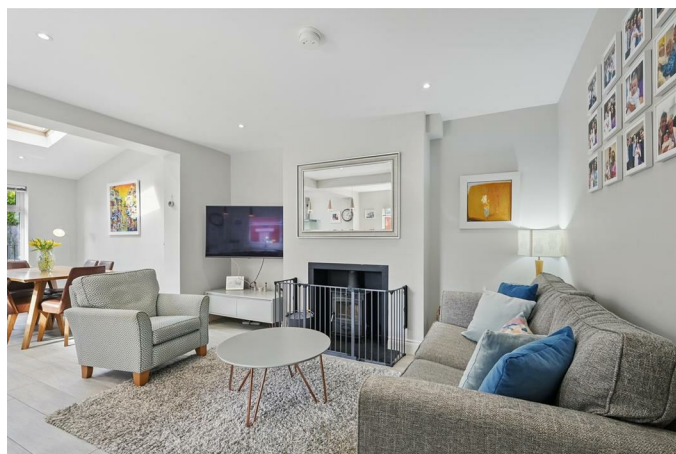
Parquet wood flooring.

LOUNGE 14'5" x 12'1" (4.4 x 3.7)



Attractive fireplace with gas fire, wood surround, slate hearth and tiled inset. Parquet wood flooring.

KITCHEN / LIVING / DINING 25'7" x 17'0" (7.8 x 5.2)



Contemporary range of units with 'Silestone' worktops, island unit with casual dining & feature drop lighting, integrated appliances to include microwave, fridge / freezer, larder, gas boiler, quooker tap, 6 ring range master, stainless steel extractor fan. Dual control under floor heating. Plumbed for washing machine / tumble dryer. Feature wood burning stove, recessed spotlighting.



W.C

Low flush W.C, wash hand basin with vanity unit.

ON THE FIRST FLOOR



BEDROOM ONE 14'5" x 11'1" (4.4 x 3.4)



Built in wardrobes.

BEDROOM TWO 12'5" x 11'1" (3.8 x 3.4)



BEDROOM THREE 9'2" x 9'2" (2.8 x 2.8)



Built in wardrobes.

SHOWER ROOM



Contemporary shower room with walk in shower, wash hand basin, fully tiled walls & flooring.

W.C

Low flush W.C.

OUTSIDE



Excellent driveway with room for ample parking. Enclosed garden to rear in lawn. Front garden.

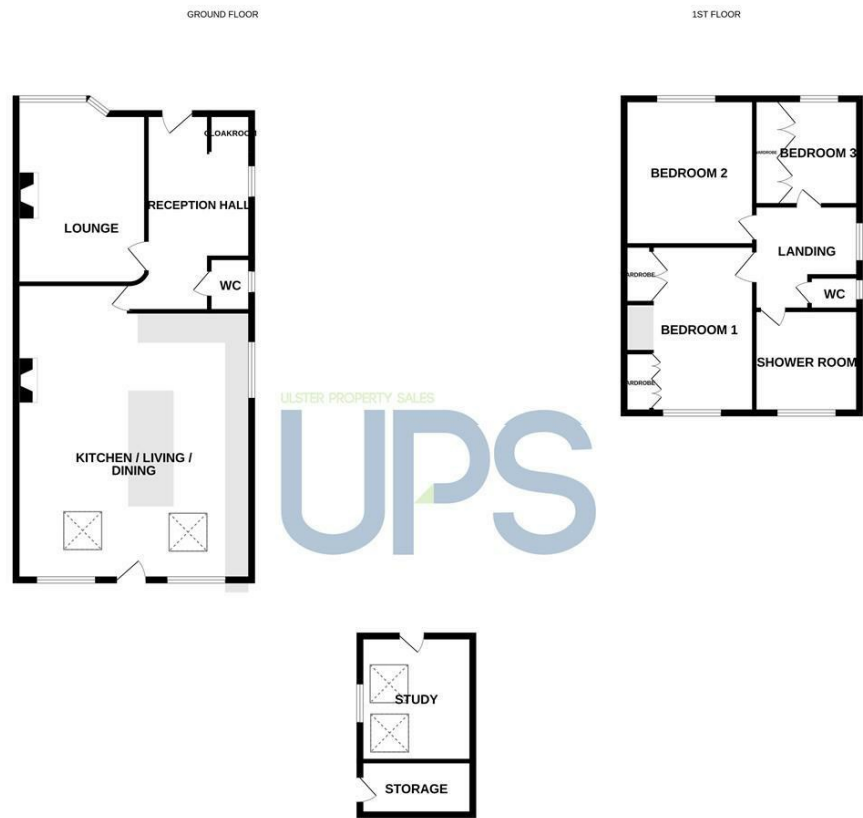


HOME OFFICE / STUDY



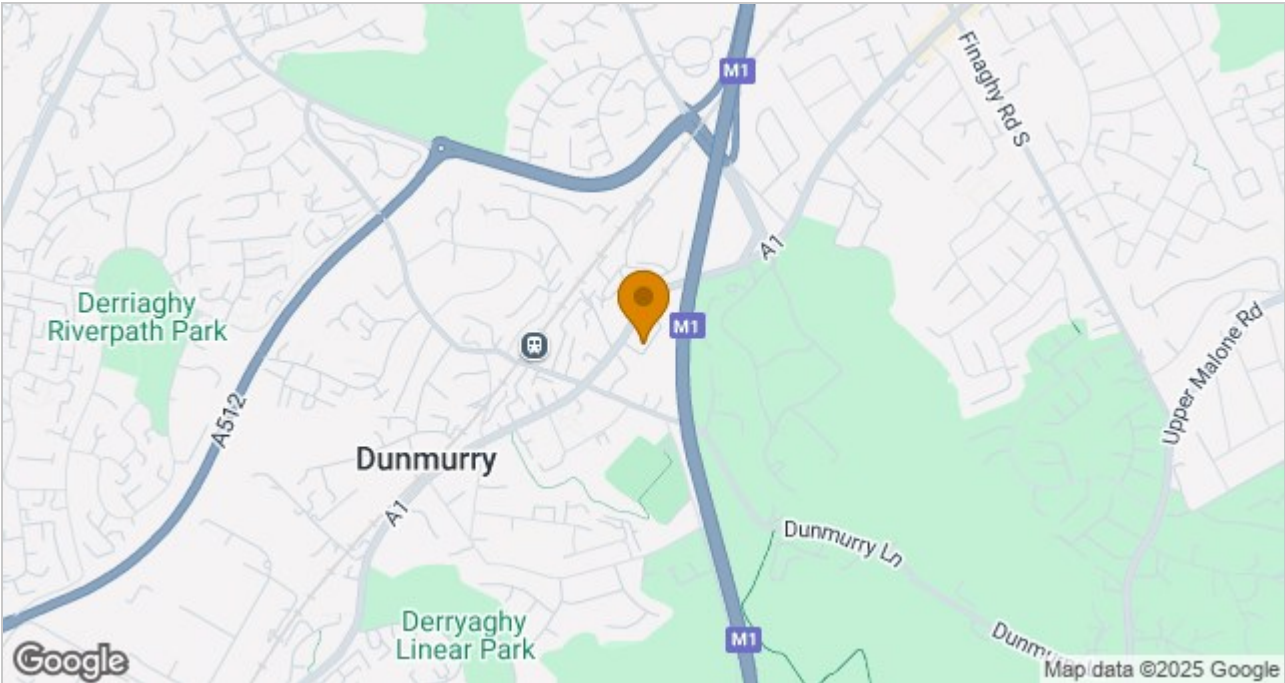
Plumbed & wired. Velux windows.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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