



## 18 Beechill Park South, Saintfield Road, Belfast, BT8 6PB

**Asking Price £249,950**

Beechill Park South is a popular location close to both the Saintfield Road and the Four Winds, which in turn provides easy access to the main arterial routes into and out of Belfast, the Cairnshill Park and Ride, leading schools and is only a short distance from the exceptionally popular Forestside Shopping Centre.

Internally, the extended accommodation comprises fantastic ground floor open plan living with the accommodation comprising lounge / living / dining and a modern fitted extended kitchen. There is also a large conservatory that overlooks the rear gardens. Upstairs there are three good size bedrooms, a deluxe white shower suite and floored roof space providing superb storage. Furthermore the property benefits from a gas heating system, recently installed double glazing, off street parking leading to an attached garage and superb rear garden laid in lawns that captures the afternoon sun. There is also excellent views to the rear. A excellent first time purchase in a popular and convenient location, immediate viewing is essential to avoid disappointment.

- Extended and modernised semi detached home
- Lounge open to family dining and kitchen
- Modern fitted kitchen
- Gas central heating
- Driveway leading to the attached garage
- Three good size bedrooms
- Large conservatory
- 1st floor deluxe shower suite / Additional ground floor w/c
- Recently fitted double glazed windows
- Excellent rear gardens with beautiful city views

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		
EU Directive 2002/91/EC		



### The accommodation comprises

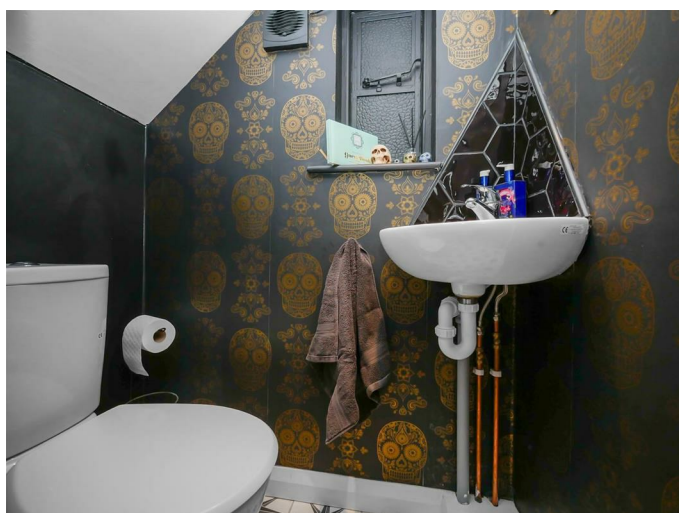
Composite front door leading to the entrance hall.

#### Entrance hall



Tiled floor, Cloaks.

#### Cloaks



Comprising low flush w/c, wash hand basin, recessed spotlights, tiled floor.

### Lounge / living / dining 29'6 x 12'5 (8.99m x 3.78m)



Brick fireplace with raised hearth housing a multi fuel burner, Laminate flooring, Open to the living/ dining.

#### Living / dining



Laminate flooring, recessed spotlights, open to the modern fitted kitchen.

#### Dining



### Kitchen 14'4 x 7'9 (4.37m x 2.36m)



Full range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, work surfaces, 5 ring gas hob and under oven, extractor fan, integrated dishwasher, integrated fridge freezer, integrated washing machine, island area with breakfast bar. Laminate flooring.

### Additional kitchen image



### Conservatory 13'6 x 11'3 (4.11m x 3.43m)



Tiled floor, pvc panelled ceiling.

### 1st floor

Landing, access to the roof space via slingsby ladder approach.

### Bedroom 1 11'1 x 10'10 (3.38m x 3.30m)



Laminate flooring.



**Bedroom 2 11'8 x 11'1 (3.56m x 3.38m)**



Wall to wall sliding robes. laminate flooring.

**Bedroom 3 7'8 x 7'7 (2.34m x 2.31m)**



Laminate flooring, built in robe.

**Shower room 8'2 x 7'6 (2.49m x 2.29m)**



Luxury shower room with corner walk in shower, chrome thermostatically controlled shower, wash hand basin with storage

below, extractor fan, recessed spotlights, tiled floor.

**Outside**

Tarmac driveway with off street parking leading to the attached garage.

**Attached garage 15'9 x 8'4 (4.80m x 2.54m)**

Roller door, light and power, gas boiler. Double door rear access.

**Front gardens**

Gardens to the front laid in lawn.

**Rear gardens**



Enclosed gardens to the rear laid in lawn with additional raised decking area, outside power point, outside tap and light.

**Additional garden image**



## Views



## Rear elevation

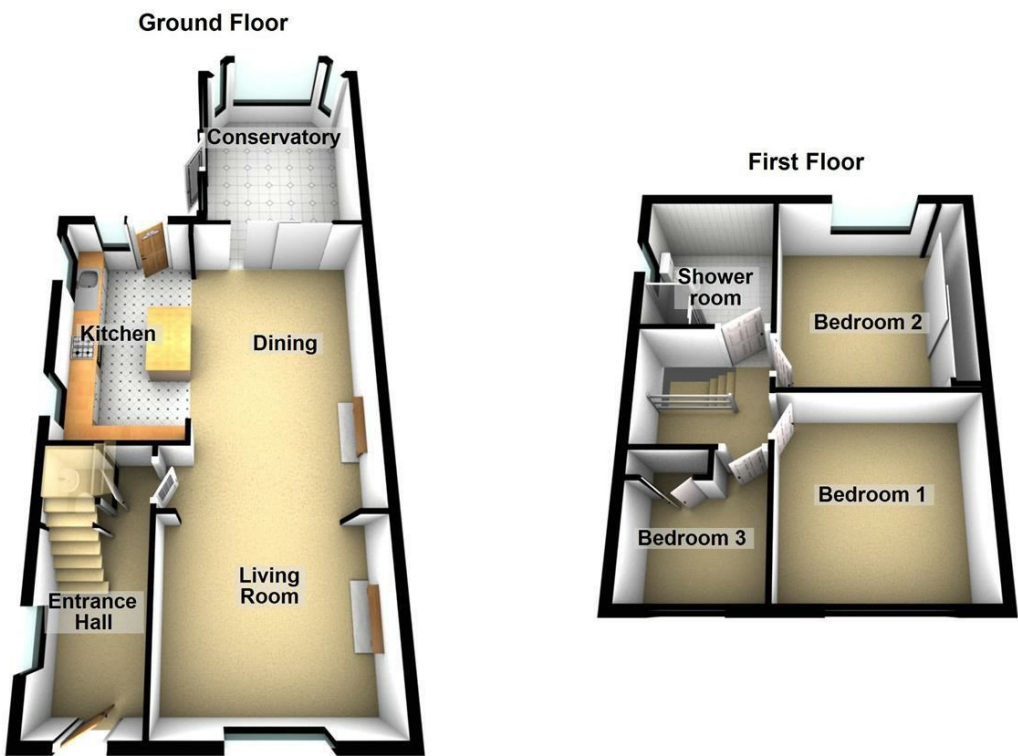


## Drone image

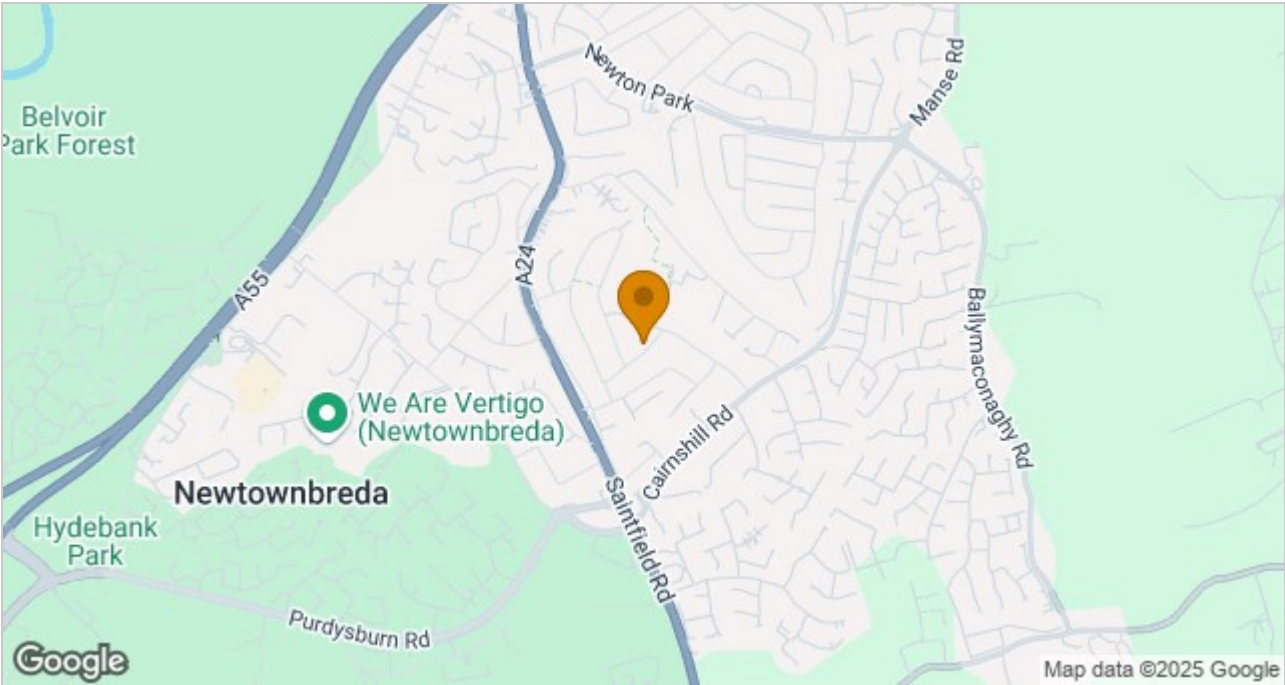




Floor Plan



Area Map



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