



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

7 Beechfield Hall

Dollingstown

BT66 7UR

Bedroom	3
Reception	1
Bathroom	3



Super three bedroom property set upon a generous corner plot within an exclusive development

Offers in Region of: £175,000

### Opening Times

Monday to Friday 9:00am - 5.30pm  
Saturday 10:00am - 12.00pm  
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

028 3833 1111

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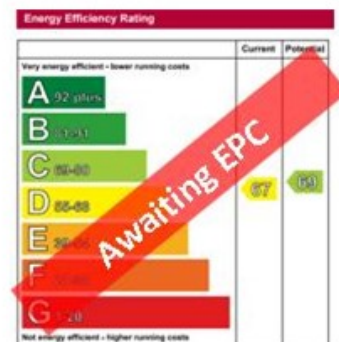
# JOYCE CLARKE

TAKING YOU HOME

7 Beechfield Hall is the perfect home to get you onto the property ladder, and will appeal to first time buyers or those wishing to downsize. This attractive red brick home has the pick of sites within this exclusive development with a garden to the rear in addition to a large garden to the side. Step inside and you will find a spacious dual aspect living room with feature wall mounted electric fire. The open plan kitchen dining has an excellent range of storage units complimented by a number of integrated appliances. A utility room and WC complete the ground floor. Upstairs there are three well planned bedrooms, the master having an en suite shower room. The family bathroom is a great size, and has a corner bath and separate shower cubicle. There is great privacy when out enjoying the sunshine in the gardens, and room to extend or build a garage (subject to planning requirements) due to the fantastic outdoor space. Parking to the front. This sale is chain free for buyers convenience. Get your viewing booked in with the Joyce Clarke sales team!



- Three bedroom end townhouse set upon a superb sized plot
- Dual aspect living room with wall mounted electric fire
- Three well proportioned bedrooms (master en-suite)
- Open plan kitchen dining with an excellent range of branded integrated appliances
- Family bathroom with separate shower & bath
- Utility & downstairs WC
- Large low maintenance garden to the side and rear
- Chain free





**ENTRANCE HALL**

Composite entrance door. Double panel radiator. Tiled floor. Thermostat. Under stair storage.

**LIVING ROOM**

3.25m x 5.00m (10' 8" x 16' 5")

Dual aspect living room. Wall mounted electric fire. Chimney behind. Double panel radiator. TV point.

**GROUND FLOOR WC**

0.92m x 1.92m (3' 0" x 6' 4")

WC. Corner floating sink. Tiled floor and splashback. Extractor.

**KITCHEN/DINER**

4.33m x 3.78m (14' 2" x 12' 5")

Range of high and low level units. Integrated appliances to include, dishwasher, oven, four ring ceramic hob, fridge freezer. One and a half bowl sink and drainer. Tiled floor. Recessed lighting. Double panel radiator.

**UTILITY ROOM**

1.55m x 1.77m (5' 1" x 5' 10")

High and low level units. Stainless steel sink and drainer. Double panel radiator. Part glazed uPVC door to rear. Space for washing machine and tumble dryer.

**LANDING**

Double panel radiator. Hotpress. Access to roof space.





**FAMILY BATHROOM**

2.04m x 2.47m (6' 8" x 8' 1")

Four piece suite with corner shower, corner bath with mixer tap. Floating sink with mixer tap. Dual flush WC. Part tiled. Extractor.

**BEDROOM TWO**

3.55m x 3.23m (11' 8" x 10' 7")

Rear aspect double bedroom. Double panel radiator.

**MATER BEDROOM**

4.00m x 3.13m (13' 1" x 10' 3")

Thermostat

**ENSUITE**

1.10m x 2.42m (3' 7" x 7' 11")

Shower enclosure. Dual waterfall shower attachment. Floating sink with mixer tap. Dual flush WC. Part tiled walls. Window

**BEDROOM THREE**

2.13m x 2.28m (7' 0" x 7' 6")

Front aspect bedroom. Single panel radiator.

**OUTSIDE**

Rear garden laid in lawn with paved patio area. Outside tap.

Large low maintenance garden to the side. Parking spaces to the front.

