

# 49 Beechgrove Avenue

# Cowley

Upper Knockbreda Road, BT6 0ND



**Price: OA £220,000**

Beautifully presented semi detached villa on a level site.

- Attractive entrance hall with storage under stairs
- Lounge with bay window, cast iron fireplace
- Separate dining room with cornice ceiling and low voltage lighting
- Luxury fitted kitchen incorporating built in oven and hob
- 3 Good sized bedrooms
- Deluxe bathroom incorporating electric shower and shower screen
- PVC double glazed windows
- Oil fired central heating
- Mature gardens front and rear laid out in lawns
- Detached brick garage
- Views over Belfast City Centre

A stunning semi detached villa located in a prime residential locality just off the Upper Knockbreda Road, with easy access to Forestside and the Outer Ring.

The property has been beautifully presented by the present owner and we would recommend viewing to appreciate the finish of both kitchen and bathroom. Occupying a level site, with aspect over City Centre we are certain this home will tick all the boxes for you.

OPEN ENTRANCE PORCH:

PVC double glazed door and side light.

ENTRANCE HALL:

Storage under stairs.

LOUNGE:

12'1" x 10'10" bay window, feature cast iron fireplace, low voltage lighting, cornice ceiling, laminate floor.



LIVING ROOM/  
DINING ROOM:

10'6" x 10'0" low voltage lighting, cornice ceiling.



KITCHEN:

10'5" x 7'7" range of built in high and low level units, single drainer stainless steel sink unit, mixer taps, built in oven and ceramic hob, stainless steel extractor hood, plumbed for washing machine.





## FIRST FLOOR

### BEDROOM 1:

12'0" x 10'10" bay window.



### BEDROOM 2:

11'0" x 10'7"



### BEDROOM 3:

7'10" x 7'2" built in cupboard, laminate floor.

**BATHROOM:**

Paneled bath, electric shower, shower screen, pedestal wash hand basin, low flush w.c., part tiled walls, tiled floor, heated towel rail, hot press copper cylinder, willis type immersion heater.



**LANDING:**

Slingsby type ladder to roofspace.

**OUTSIDE:**

Mature gardens front and rear laid out in lawns. Boiler house, oil fired boiler, oil tank.

**DETACHED GARAGE:**

21'0" x 9'1" up and over door, light and power.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 69 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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