



NICHOLAS  
RESIDENTIAL



## 16 Beech Heights Belfast BT7 3LQ Asking price £329,950

Welcome to 16 Beech Heights!

This spacious townhouse is beautifully presented and offers flexible accommodation in a highly sought after location on the banks of the River Lagan. With the Stranmillis & Ormeau Road, the Lagan Towpath, Cutters Wharf and the City Centre all close by, the standard of living is sure to be high. There really is nothing to do but move in and enjoy the lovely features this fantastic property has to offer.

Downstairs comprises a spacious entrance hall with built-in storage, ground floor shower room, a utility room and a bedroom. The first floor comprises an open plan kitchen/dining area with a modern cream shaker style fitted kitchen with granite work surfaces, integrated appliances and space for a dining table, a spacious living room with a solid wood floor, feature fireplace and access to a balcony. The second floor comprises a master bedroom with built-in robes and an en-suite bathroom, a third well-proportioned bedroom with an ensuite shower room.

To the front of the property there is a brick paved driveway providing off-street parking and an integral garage with a tiled floor, light, power and an electric roller door. To the rear there is a very private fully enclosed garden that is ideal for BBQ's in the summer months. There is also a nice balcony area to enjoy

### Viewing

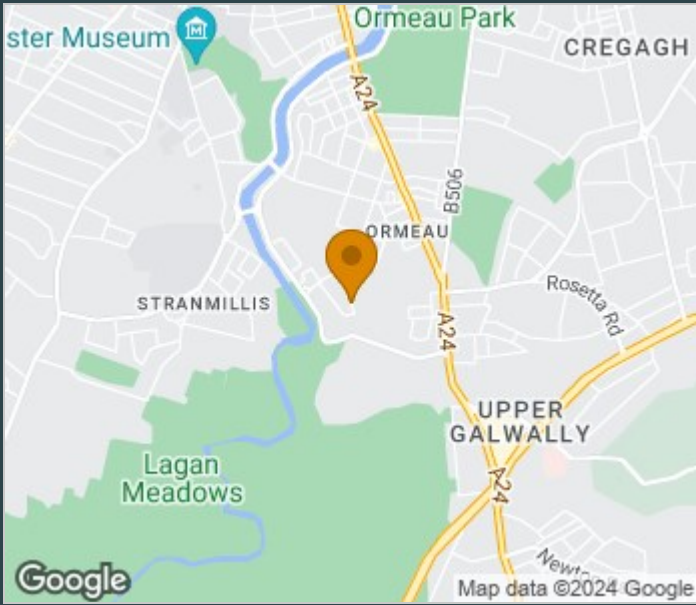
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- A fantastic chain free townhouse located just off the Annadale Embankment
- Beautifully presented and in immaculate condition throughout
- Welcoming entrance hall with built-in storage and a downstairs shower room
- Spacious living room with a feature fireplace, a solid wood floor and access to a balcony
- Modern kitchen/diner with integrated appliances and granite work surfaces
- Utility room with fitted units and access to the rear garden
- Master bedroom with an en-suite bathroom
- A further two well-proportioned bedrooms with one en-suite shower room
- Integral garage with tiled floor, light, power and an electric roller door
- Gas fired central heating and double glazed throughout



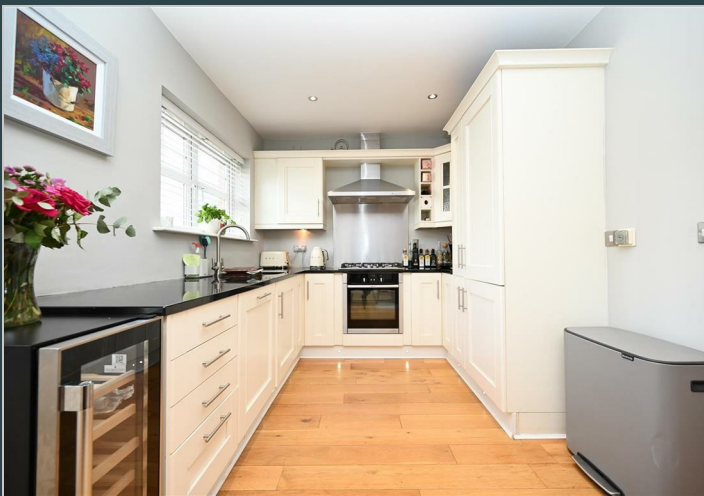
## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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