



## **45A BEECH GROVE, DUNMURRY, BELFAST, BT17 9PU**

- A Ground Floor Apartment Occupying A Spacious Corner Setting Situated Within This Popular Residential Location Convenient To Both Lisburn And Belfast
- Entrance Hall With PVC Composite Double Glazed Entrance Door
- Lounge/Dining Area With Tiled Floor
- Kitchen With Integrated Oven And Hob
- Two Bedrooms (One With PVC Double Glazed Double Doors To Decking Area)
- Shower Room With Thermostatic Shower
- Gardens Laid In Lawn With Paved Path

**PRICE: OFFERS IN THE REGION OF £84,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C7I**

**REF: DL260424SR**

- Spacious Raised Decking Area
- Tarmac Driveway With Gated Entrance
- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors



## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

PVC composite double glazed entrance door. Cloakroom. Storage cupboard. Tiled floor.



### LOUNGE/DINING AREA:

16' 0" x 11' 5" (4.88m x 3.48m)

Measurements taken to widest points. Tiled floor.



### KITCHEN WITH INTEGRATED OVEN AND HOB:

11' 5" x 9' 11" (3.48m x 3.01m)

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Integrated oven. Integrated hob. Extractor unit in stainless steel and glass canopy. Single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Space for tumble dryer. Tiled floor.



### **BEDROOM (1):**

**11' 5" x 10' 3" (3.48m x 3.12m)**

PVC double glazed double doors to decking area. Tiled floor.



### **BEDROOM (2):**

**10' 6" x 8' 10" (3.21m x 2.68m)**

Built in storage cupboard with gas fired boiler. Tiled floor.



### **SHOWER ROOM:**

Quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin. Close couple low flush wc. PVC panelled walls. Tiled floor. Chrome finish heated towel rail.



### **OUTSIDE**

Communal entrance hall. Gardens laid in lawn with paved path. Spacious raised decking area. Tarmac driveway with gated entrance. Outside tap.



### **DIRECTIONS**

From A1/Kingsway turn onto Rowan Drive. Turn right onto Beech Grove. Number 45a is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



**TENURE:**

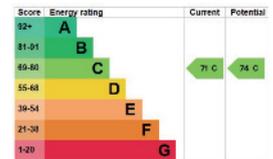
We have been advised the tenure for this property is leasehold and the annual ground rent is included within the service charge, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:**

For period April 2024 to March 2025 £452.40

**SERVICE CHARGE:**

A service charge of £25 per month (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



45A Beech Grove

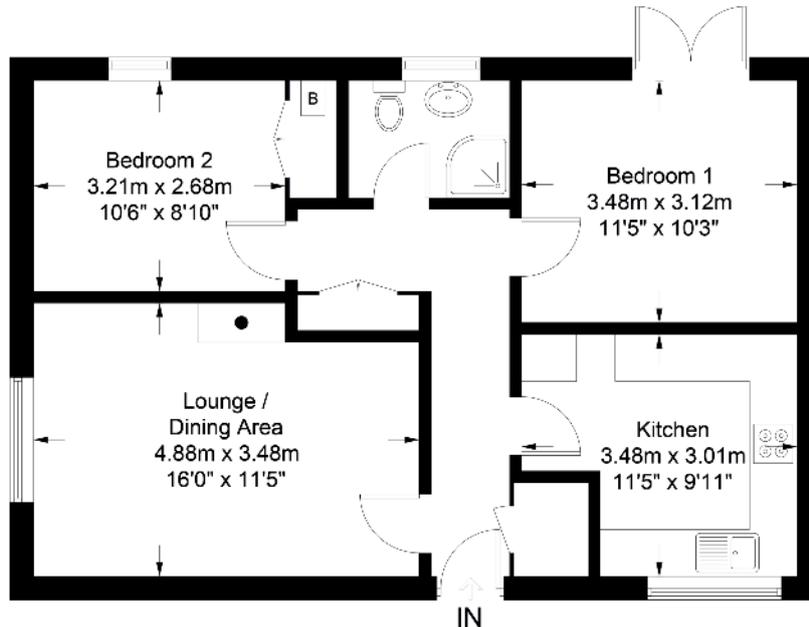


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1074932)

## VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

[www.hgraham.co.uk](http://www.hgraham.co.uk)

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