



## 8 Beechlaw Avenue, Belfast, BT17 9NL

**Price Guide £425,000**

Comprising bright, well proportioned accommodation throughout, this beautiful detached property is in a much sought after residential area, close to many local amenities. The accommodation includes two reception rooms, kitchen with dining, W.C, four excellent bedrooms (master with en-suite) and bathroom suite. Externally there is a private rear garden in lawn with decked patio area, detached garage and driveway to front. Oil fired central heating and PVC double glazing are also in place. With leading schools, excellent transport links and many shops and restaurants all close by, this home will appeal to many therefore early viewing is recommended.

- Substantial Detached Home In A Popular Residential Development
- Front Lounge & Spacious Living Room
- Downstairs W.C
- Oil Fired Central Heating / PVC Double Glazing
- An Ideal Home For The Growing Family
- Four Generous Bedrooms (Master With En-suite)
- Kitchen With Dining
- Large Enclosed Rear Garden In Lawn With Decking Area, Driveway & Detached Garage
- Close To Leading Schools, Transport Links & The Shops Of Dunmurry Village

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		50	61

EU Directive 2002/91/EC

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

PVC front door with glass panel.

#### RECEPTION HALL



Tiled flooring. Storage off.

#### LIVING ROOM 20'4" x 10'9" (6.2 x 3.3)



Wood floor, feature fireplace, sliding patio doors to garden.

#### LOUNGE 15'8" x 10'2" (4.8 x 3.1)



Wood floor.

#### KITCHEN / DINING 17'0" x 10'9" (5.2 x 3.3)



Excellent range of high and low level units, integrated oven, hob, stainless steel extractor fan, integrated fridge / freezer, plumbed for washing machine & dishwasher, tiled floor.

#### W.C

Low flush W.C, wash hand basin.

### ON THE FIRST FLOOR

#### BEDROOM ONE 12'1" x 11'5" (3.7 x 3.5)



## ENSUITE



White suite comprising low flush W.C, wash hand basin, enclosed shower.

## BEDROOM TWO 12'1" x 10'9" (3.7 x 3.3)



## BEDROOM THREE 11'9" x 11'5" (3.6 x 3.5)



## BEDROOM FOUR 11'9" x 9'6" (3.6 x 2.9)



## BATHROOM



White suite comprising low flush W.C, pedestal wash hand basin, panel bath with shower over.

## OUTSIDE

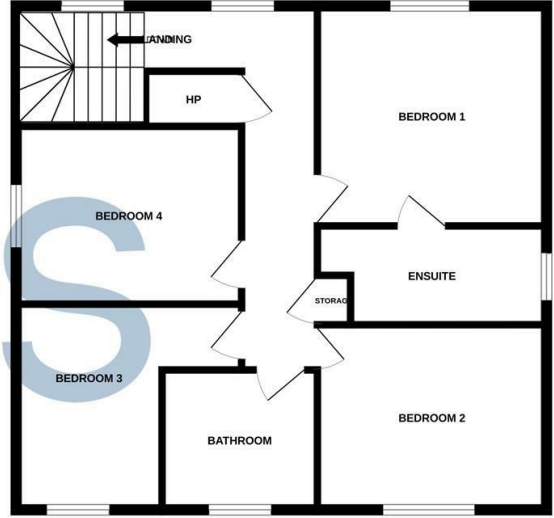
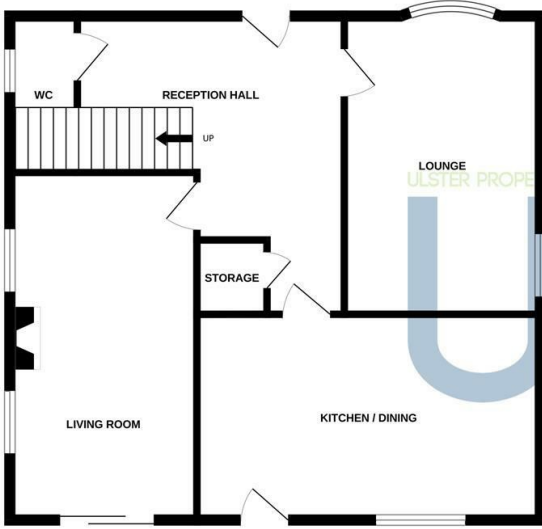


Enclosed rear garden in lawn with decked patio area. Detached garage which is wired. Driveway to front.

# Floor Plan

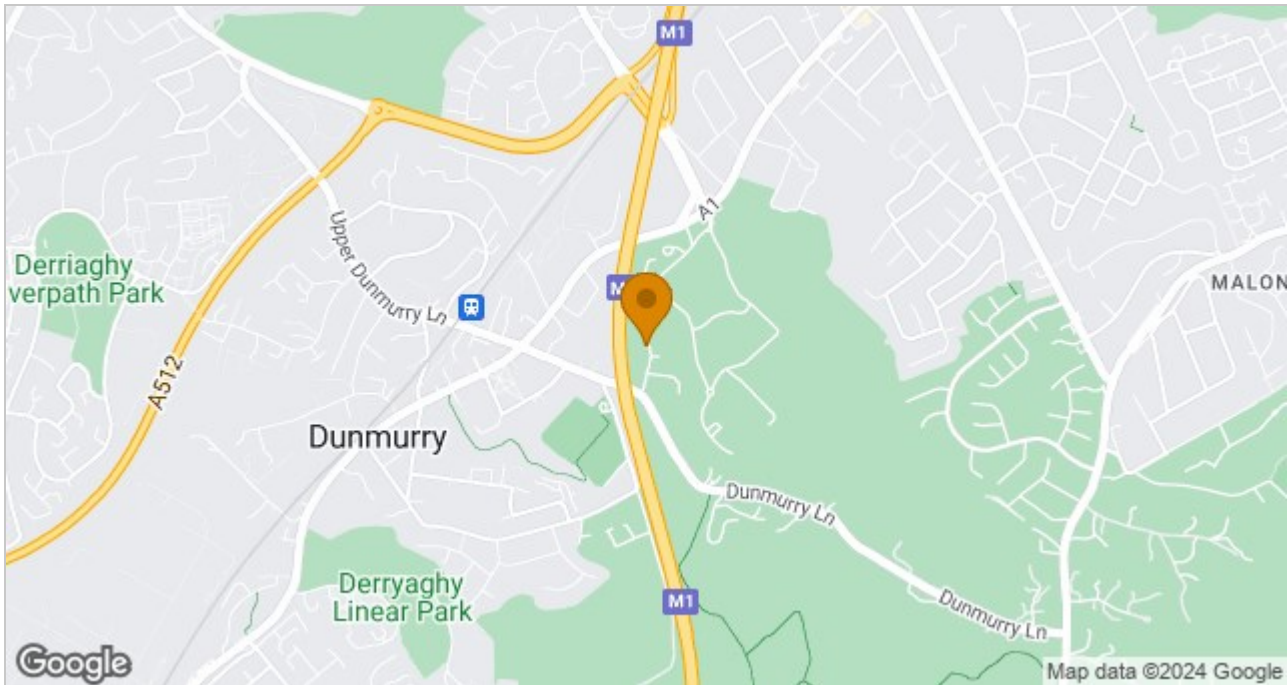
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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