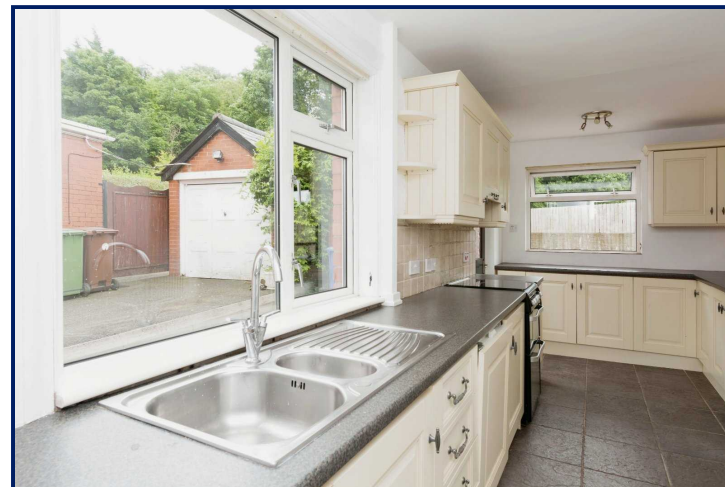
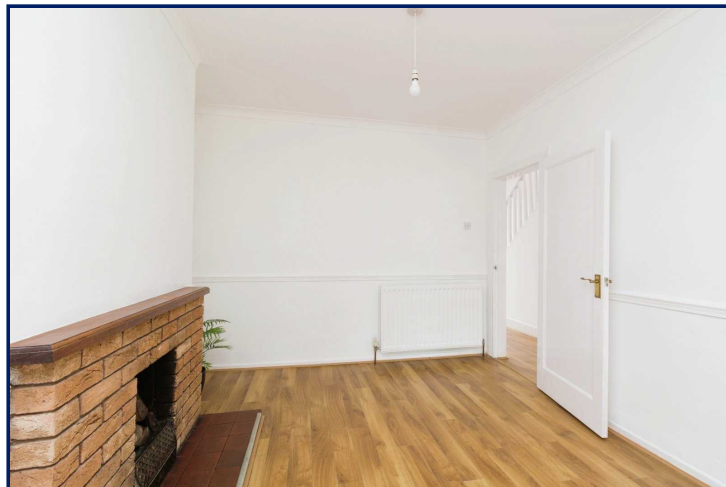


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	57	63
England, Scotland & Wales		
EU Directive 2002/91/EC		



Beechlaw Park, Dunmurry,
Belfast, County Down, BT17

Asking Price: £235,000
Leasehold

 **Reeds Rains**

reedsrains.co.uk

Beechlaw Park, Dunmurry, Belfast, County Down, BT17

Asking Price: £235,000 Leasehold

Council Tax Band:

EPC Rating: D

A charming extended semi-detached 3-bedroom home with garden and off-street parking. Modern kitchen, spacious lounge, separate living room and extended dining room. Ideal for a growing family or professionals. Conveniently located near schools, shops, and public transport links. Don't miss out on this fabulous opportunity!

Entrance Hall

Laminate flooring.

Lounge

13' x 10'3" (3.96m x 3.12m)

Laminate flooring, feature fireplace and bay window.

Living Room

10'10" x 10'3" (3.3m x 3.12m)

Feature fireplace, laminate flooring

Dining Room

10' x 8'6" (3.05m x 2.6m)

Open to Family with laminate flooring

Kitchen

17'8" x 6'11" (5.38m x 2.1m)

Extensive range of high and low level units, laminate work tops, single drainer stainless steel sink, plumbed for washing machine, Breakfast bar open to dining area. Door to side. Tiled flooring, part tiled walls, extractor fan.

Landing

Feature stained glass window. Access to loft with gas fired boiler.

Bedroom 1

10'11" x 9'3" (3.33m x 2.82m)

Laminate flooring

Bedroom 2

10'11" x 10'3" (3.33m x 3.12m)

Built-in slide robes, laminate flooring.

Bedroom 3

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

7'7" x 6' (2.3m x 1.83m)

Laminate flooring.

Bathroom

Deluxe white suite comprising free standing roll top bath, separate shower cubicle with controlled shower unit, rain shower head, pvc panelling, wash hand basin and vanity unit, low level WC, wall and floor tiling, Chrome towel rail.

Detached Garage

20' x 9'5" (6.1m x 2.87m)

Up and over door.

Driveway/ Car parking

Laid in block paviers.

Enclosed Rear Gardens

Enclosed and private with an extensive lawns.

NB. Plans were previously passed for a double storey extension to the side and rear (could potentially be re- instated after complying with the necessary consents and planning permission approvals .)

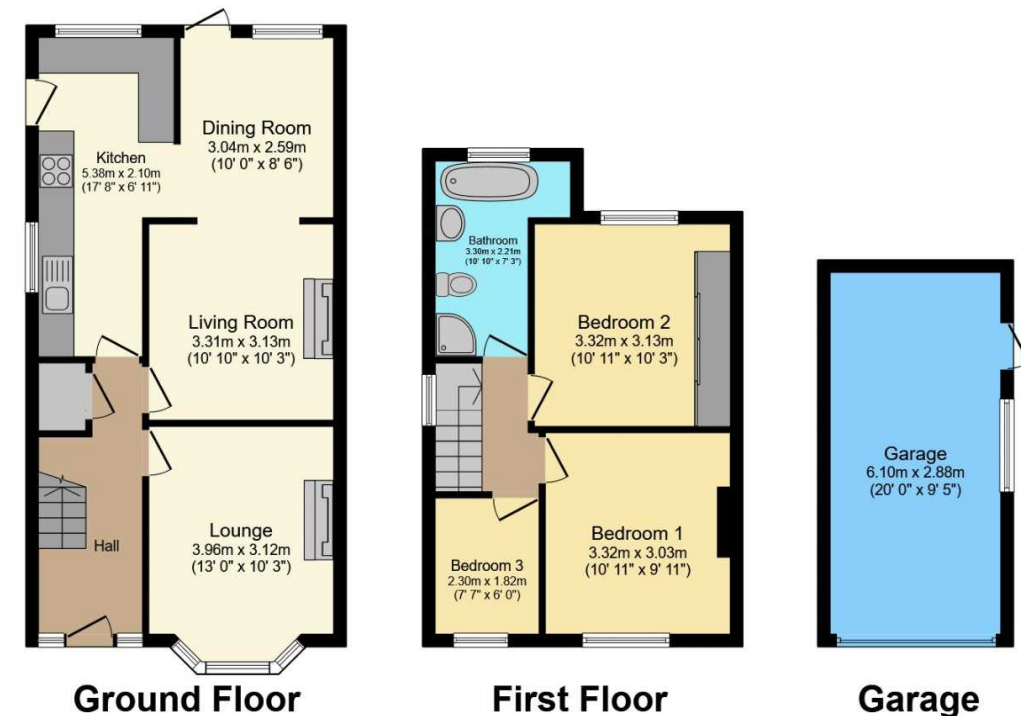
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 105.2 m² (1,133 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Other important information which you will need to know about this property can be found at reedsrains.co.uk