



A beautifully presented semi-detached property in a popular residential location just off the Saintfield Road in South East Belfast. Conveniently positioned for those seeking good access to the City Centre by either car or local transport. Within walking distance is also local schools, shops churches and amenities.

Recently upgraded by its current owner, ready for any new owner to move in and enjoy. The accommodation comprises bright, spacious living room with attractive solid wood flooring, newly fitted kitchen with excellent range of high and low level units. Upstairs are three well-proportioned bedrooms and a white family bathroom suite including ladder access to a floored roofspace with velux window. The property has been fully re-painted throughout with new carpets, full electrical check and oil boiler serviced.

In addition the property benefits from a delightful enclosed west facing rear garden with paved patio areas and stunning view over Belfast including driveway parking to the front. In an area of high demand, we strongly recommend an early viewing.

Offers Over  
£249,950

49 Beechill Park East,  
BELFAST,  
BT8 6NY

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Viewing by  
appointment  
through agent  
028 9066 3030



- Excellent semi-detached home in a convenient and extremely popular location just off the Saintfield Road
- Bright living room with dining area and sliding door onto paved patio area
- Modern newly fitted kitchen with dining area and fantastic views over Belfast
- White first floor family bathroom
- Three well-proportioned bedrooms, two with sliding robes
- Recently serviced oil heating system/ Double glazing throughout
- Full five year electrical check
- Fully re-painted throughout with new carpets
- Enclosed west facing rear garden with patio areas, excellent views over Belfast City
- Driveway parking to the front
- Early viewing is highly recommended

The Property Comprises:

Ground Floor

HALLWAY: uPVC door, understair storage cupboard, carpeted.

LIVING ROOM: 23' 5" x 12' 10" (7.14m x 3.91m) Solid wood strip flooring, sliding door onto paved patio area.



MODERN FITTED KITCHEN: 21' 2" x 12' 10" (6.45m x 3.91m) (at widest): Newly fitted range of modern high and low level units, built in oven, ceramic hob and extractor. Stainless steel sink with mixer tap, plumbed for washing machine, laminate worksurfaces, under cupboard lighting, vinyl flooring, velux window, recessed spot lighting, sliding door onto paved patio area.





First Floor

LANDING: Carpeted, ladder access to floored roofspace with light and power.

BEDROOM (1): 12' 0" x 8' 9" (3.66m x 2.67m) Laminate wood strip flooring, sliding mirror robes.



BEDROOM (2): 10' 9" x 9' 1" (3.28m x 2.77m) Laminate wood strip flooring, sliding robes.



BEDROOM (3): 7' 8" x 7' 0" (2.34m x 2.13m) Laminate wood strip flooring, shelved storage.



BATHROOM: Three piece white suite, low flush WC, wash hand basin with shelved understorage, bath with electric mira shower unit, fully tiled, hotpress with shelved storage.



## Outside

Enclosed rear garden with raised patio area, steps to paved bbq area and lawns with mature shrubs and hedging, Wooden shed with additional brick storage cupboard. . Driveway parking to the front. Stunning west-facing views over Belfast.

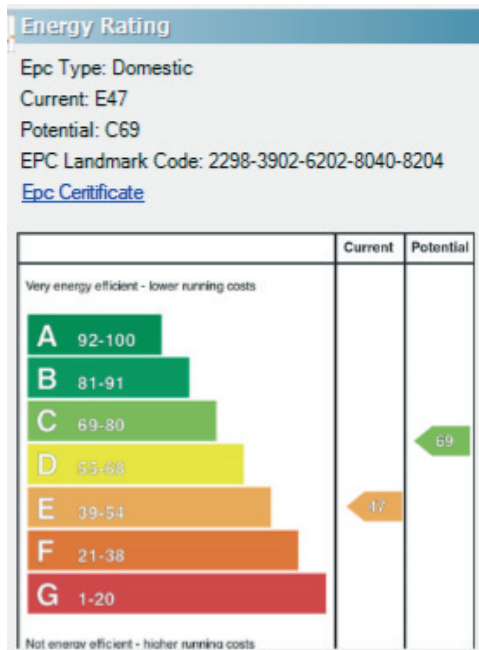
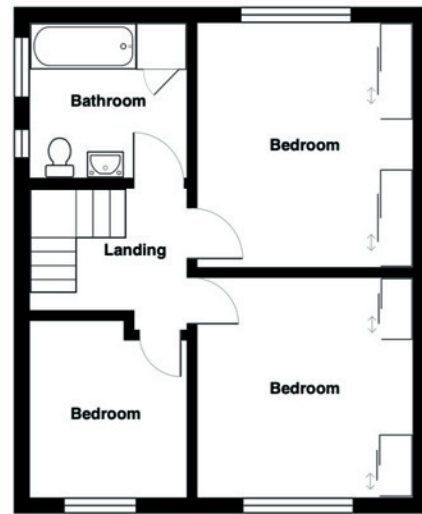


## Location:

Saintfield Road from Forestside through traffic lights on Newtownbreda Road continue and then on the left hand side is Beechill Avenue. Continue up to Beechill Park East.

Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)



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