



Fantastic semi-detached property in highly sought after location. This bright, spacious home will appeal to those looking to move straight into their new home and take advantage of the excellent proximity to a diverse range of amenities including leading schools, convenience shops and transport routes to Belfast City Centre.

Briefly the accommodation comprises beautifully presented living room with modern panelling and media wall with plasma fire, open plan to family/dining room with luxury fitted kitchen, integrated appliances and island. Upstairs is a contemporary family shower room, two good sized double bedrooms, home office and fixed staircase to a bright floored roof space. Externally there is generous driveway parking including an excellent enclosed rear garden with attractive patio area providing the perfect place to relax or entertain. We have no doubt this property will have wide ranging appeal, therefore early viewing is highly recommended.

Offers Over  
£239,950

20 Beechill Park South,  
Belfast,  
BT8 6PB

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Viewing by  
appointment  
through agent  
028 9066 3030

- Beautifully presented semi-detached property in a convenient and highly sought after location
- Spacious living room with feature panelling and media wall
- Superb open plan kitchen/living and dining area with Island including patio door access onto enclosed rear garden
- Two bright double bedrooms
- Home office with fixed staircase to floored roof space
- Contemporary first floor shower room
- Oil heating/Double glazing throughout
- Drive parking to the front/ Large enclosed rear garden with raised patio area
- Excellent standard of finish throughout/ Perfect first-time buyer opportunity
- Early viewing highly recommended



The Property Comprises:

Ground Floor

HALLWAY: uPVC front door, tiled flooring, understair storage with gar boiler.



LIVING ROOM: 14' 9" x 12' 4" (4.5m x 3.76m) Laminate wood effect flooring, media wall with plasma electric fire.



SUPERB KITCHEN/LIVING/DINING: 18' 7" x 18' 7" (5.66m x 5.66m) Luxury fitted kitchen with excellent range of units, double larder cupboard, island with under storage, electric socket and shelving, range cooker, stainless steel extractor, integrated dishwasher and washing machine, stainless steel sink with mixer tap, mix of granite and quartz work surfaces, tiled flooring, spotlighting.



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First Floor

SHOWER ROOM: 8' 2" x 7' 7" (2.49m x 2.31m) 3 piece white suite, double walk-in shower cubicle, floating wash hand basin with vanity unit, low flush wc, tiled flooring, part tiled walls, chrome heated towel rail.



BEDROOM (1): 11' 10" x 10' 7" (3.61m x 3.23m) Carpeted.



BEDROOM (2): 11' 0" x 10' 6" (3.35m x 3.2m) Carpeted.

HOME OFFICE: 8' 7" x 7' 7" (2.62m x 2.31m) Carpeted.



Fixed stair case to . . .

Second Floor

FLOORED ROOFSPACE: 17' 10" x 9' 9" (5.44m x 2.97m) Carpeted, light and power, heating, Velux



Outside

Enclosed rear garden, Paved patio area, raised decking to rear, lawn, outside water tap.





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Location:

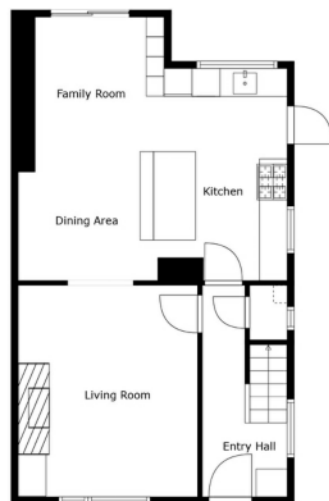
Saintfield Road from Forestside through traffic lights on Newtownbreda Road continue and then on the left hand side is Beechill Avenue. Continue up to Beechill Park South.



Floor 2



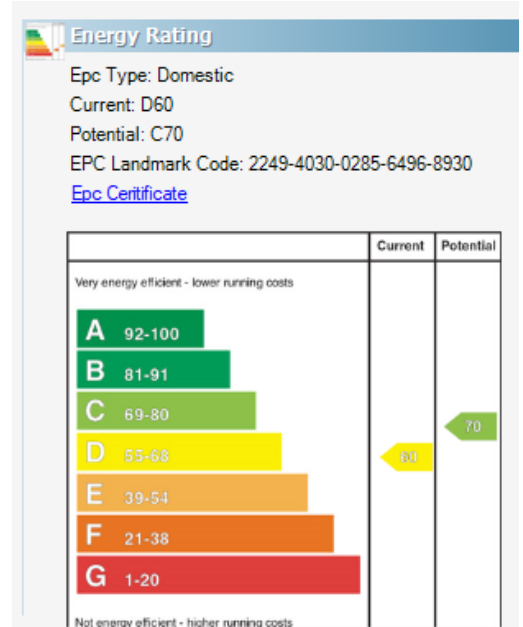
Floor 3



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

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 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
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