



## 14 Beaufort Park, Beechill Road, Belfast, BT8 7UQ

**Asking Price £149,950**

Situated on a fantastic corner site, off the Beechill Road in Newtownbreda., this semi detached bungalow comprises two bedrooms, spacious lounge, fitted kitchen with access to conservatory and coloured bathroom suite. In addition the property benefits from an oil heating system and majority double glazing.

Outside there is a tarmac driveway with ample parking leading to a large side/rear patio bordered by mature hedging.

Located within a cul de sac this property would be an excellent purchase for those hoping to downsize or a equally good purchase for those wanting to take their first steps on to the property ladder.

- Semi Detached Bungalow
- Lounge / Dining
- Conservatory
- Oil Heating
- Driveway With Ample Parking
- Two Bedrooms
- Fitted Kitchen
- Coloured Bathroom Suite
- Double Glazed
- Large Flagged Patio Area to Side & Rear

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 EU Directive 2002/91/EC

### The Accommodation Comprises

Wood panelled front door to entrance hall.

### Lounge 15'5 x 12'3 (4.70m x 3.73m)



At widest Points.



### Fitted Kitchen 10'4 x 7'6 (3.15m x 2.29m)



Range of high and low level built-in units, single drainer stainless steel sink unit with mixer taps, part tiled walls. Breakfast bar.



**Upvc Conservatory 10'7 x 8'3**



Tiled floor. Double sliding doors providing access to patio area.

**Bedroom One 11'0 x 9'2 (3.35m x 2.79m )**



Double mirrored sliding robes.

### Bedroom Two 8'6 x 6'9 (2.59m x 2.06m)



Laminate flooring.

### Coloured Bathroom Suite



Comprising panelled bath with mixer taps and shower unit above, pedestal wash hand basin, low flush w/c, part tiled walls.

### Inner halway

Hot press and access to roof space.

### Outside

Driveway with ample parking, widening out as you move up the driveway.

## Outside Rear



Large enclosed patio area to rear.  
Pvc oil tank and housed oil boiler.

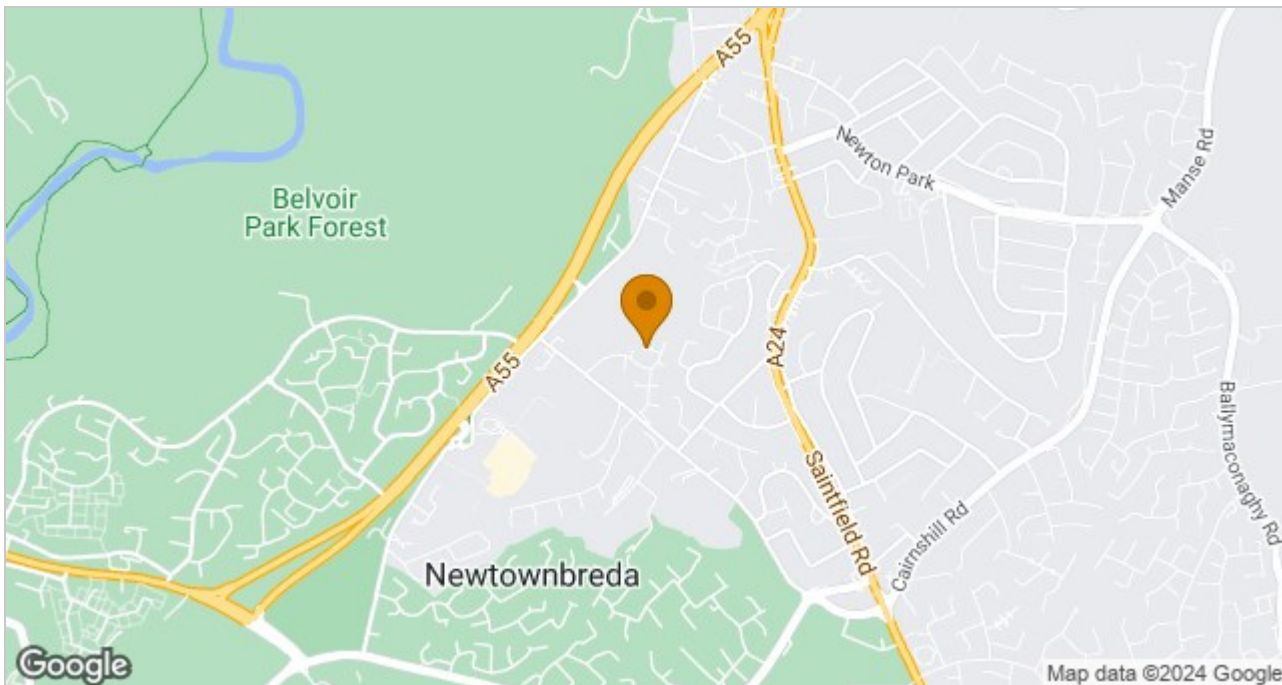


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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