



## 7 Beechill Park West, Saintfield Road, Belfast, BT8 6NU

**Asking Price £335,000**

Beechill Park West is situated off the Saintfield Road and offers convenience to transport links to include the Cairnshill Park & Ride and main arterial routes to South and East Belfast, as well as the City Centre. The area is also renowned for its schools both primary and post primary and being within walking distance to Forestside Shopping Centre.

The property itself benefits from a double storey extension to rear transforming the accommodation providing ample space to suit more family needs. On the ground floor there are now three separate reception rooms, fitted kitchen with casual dining area and downstairs w/c. Upstairs there are four bedrooms, white bathroom suite and additional shower suite (which offers fantastic potential as an en-suite for the bedroom beside it).

Outside there is a driveway with ample parking, attached garage and enclosed patio and garden to the rear.

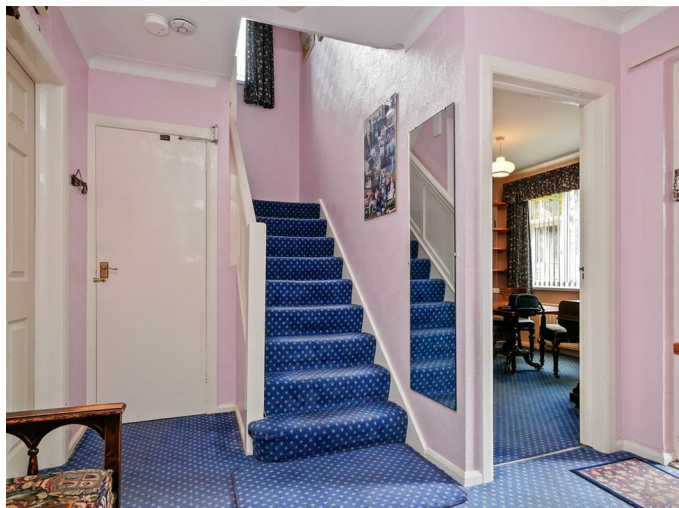
This is a fantastic home with great potential for those hoping for both space and convenience.

- Extended, Double Fronted Detached Family Home
- Three Separate Reception Rooms
- Oil Heating / Double Glazed
- White Bathroom and Separate Shower Suite 1st Floor
- Attached Garage With W/C & Sink Unit
- Four Good Sized Bedrooms
- Fitted Kitchen With Casual Dining Area
- Downstairs W/C
- Driveway With Ample Parking
- Enclosed Rear Gardens

Energy Efficiency Rating		Current	Potential
(92-100) A	Key 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		28	67

EU Directive 2002/91/EC

## Entrance



Pvc glass panelled front door to entrance porch. Terracotta tiled flooring. Glass panelled inner door to hallway.

## Down-stairs w.c

Low flush w.c and Sink unit.

## Lounge 14'3 x 9'9 (4.34m x 2.97m)



Tiled fire-place.

**Dining Room 10'2 x 10'0 (3.10m x 3.05m)**



**Family Room 14'4 x 14'3 (4.37m x 4.34m)**



Large window overlooking rear garden

**Fitted Kitchen/Dining 14'7 x 10'1 (4.45m x 3.07m )**



Full range of high and low level units. Formica worktops. Double drainer stainless steel sink unit with mixer taps. Part tiled walls.

## First Floor



### Bedroom One 14'9 x 9'9 (4.50m x 2.97m)



Built in bedroom furniture. Superb views out to the mountains in the distance.

### Bedroom Two 14'3 x 8'7 (4.34m x 2.62m)

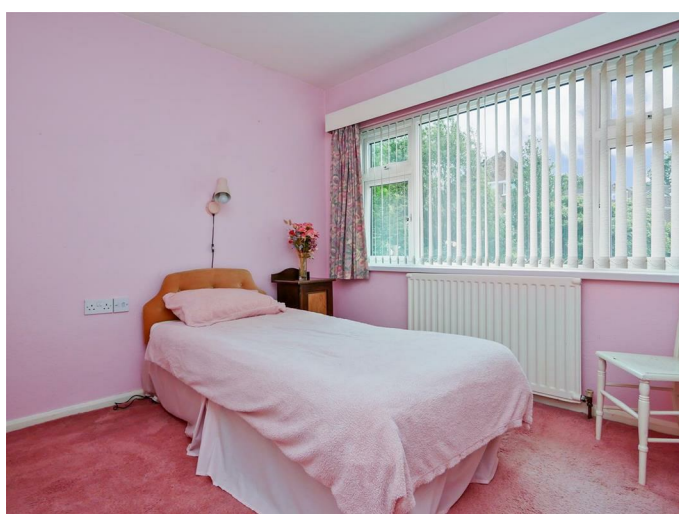


Superb views out to the mountains in the distance.

**Bedroom Three 14'2 x 10'2 (4.32m x 3.10m)**



**Bedroom Four 10'6 x 10'2 (3.20m x 3.10m)**



**Modern White Bathroom Suite**



Comprising p-shaped bath with mixer taps and hand shower, wash hand basin with mixer taps with storage below, low flush w.c  
Heated chrome towel rail. Pvc ceiling.

## Shower Suite



Shower cubicle with Mira Sport shower unit, pedestal wash hand basin, low flush w.c Hot-press.

## Landing

Access to the roofspace. via fold down ladder.

## Outside Front

Driveway with ample parking to the front leading to attached garage.

## Attached Garage 18'2 x 8'6 (5.54m x 2.59m)

Double doors. Light and power. Low flush w.c and Sink unit. Plumbed for washing machine.

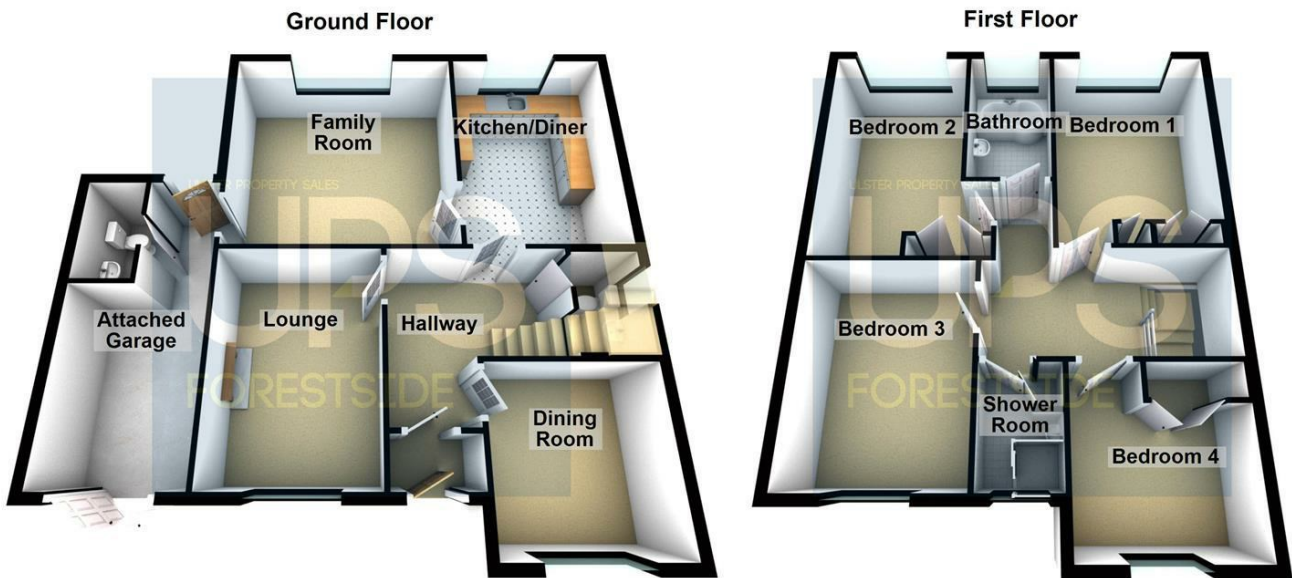
## Outside Rear



Flagged patio area, leading to mature garden laid in lawn that captures afternoon sun.

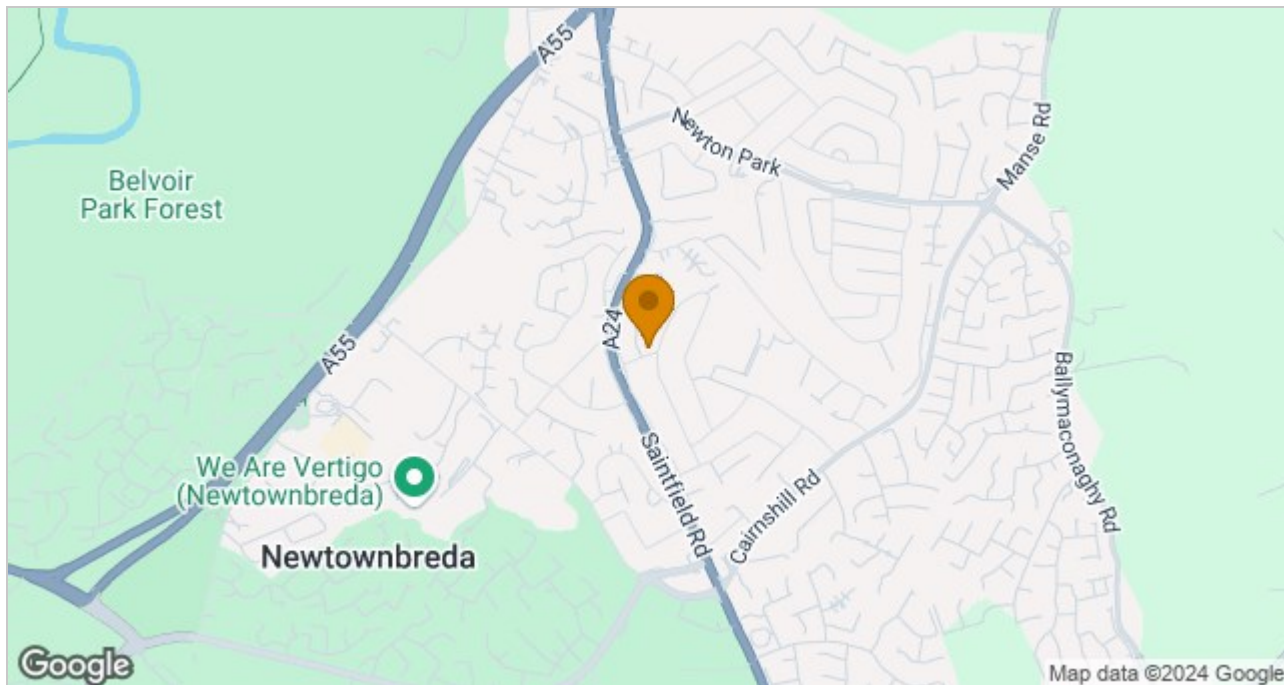


## Floor Plan



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



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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