



Enjoying an elevated site set back from Belfast's Outer Ring, this detached villa commands panoramic views across the city skyline.

Extended and well-proportioned, natural light floods in through large windows which also maximise those views.

Now requiring some modernisation, the sale has been priced to reflect the work a new owner is likely to undertake.

Only three miles from the city centre, the Forestside complex is within a short stroll. Cafes, restaurants and amenities on the Cregagh and Ormeau Roads plus Ballyhackamore are all within easy reach. Early viewing is strongly recommended.

Offers Over
£265,000

14 Beechgrove Drive,
BELFAST,
BT6 ONW

Viewing by
appointment with
& through agent
028 9065 0000

- Exended detached villa with superb views
- 3 bedrooms; 2 with built-in robes
- Spacious living room with fireplace
- Additional, separate dining/family room
- Kitchen with breakfast area
- Conservatory to rear
- Bathroom with coloured suite
- Additional shower room adjacent/Downstairs wc
- Gas central heating
- Attached garage with driveway
- Private rear garden
- No onward chain
- Close to excellent schools, amenities & public transport routes
- Priced to allow for modernisation

The Property Comprises:

Ground Floor

Front door with glazed fan light to . . .

ENCLOSED ENTRANCE PORCH: Internal door with glazed panels and side lights to . . .

RECEPTION HALL: Access to understairs storage cupboard. Built-in shelved cupboard with sliding doors.

LIVING ROOM: 18' 6" x 12' 0" (5.63m x 3.67m) (at widest points). Superb views across Belfast skyline to Cavehill et al. Cornice ceiling, feature marble fireplace and hearth with wood surround. Sliding doors with glazed panels to . . .

CONSERVATORY: 18' 8" x 8' 8" (5.68m x 2.65m) (average). Shelved storage cupboard. French doors to garden. Glazed door to . . .

KITCHEN: 21' 2" x 7' 4" (6.46m x 2.24m) (L-shaped so widening to 3.81m). Range of high and low level units including glazed display cabinets. Double oven, four ring hob with extractor fan over, Beko washing machine (not tested). Single drainer stainless steel sink unit. Part tiled walls, ceramic tiled floor. Door to side. Door to . . .

CLOAKROOM: Wash hand basin; through to WC: Low flush WC, ceramic tiled floor, fully tiled walls.

FAMILY/DINING ROOM: 13' 11" x 11' 5" (4.23m x 3.49m) Cornice ceiling, recessed shelving. Superb views.



First Floor

BEDROOM (1): 18' 6" x 10' 8" (5.64m x 3.25m) Twin aspect with panoramic views to front. Range of built-in robes, cupboards and mirror-fronted unit.

BEDROOM (2): 11' 6" x 9' 10" (3.5m x 3.01m) Built-in robes with overhead storage, additional built-in cupboard. Panoramic views, Cupboard with Worcester Bosch gas boiler.

BEDROOM (3): 9' 6" x 7' 11" (2.9m x 2.42m) Panoramic views, cornice ceiling.

BATHROOM: Coloured suite comprising panelled bath with Sirus shower over. Pedestal wash hand basin, low flush EC. Shelved hotpress.

SHOWER ROOM: Shower cubicle with Aqualisa shower.

LANDING: Access to roofspace.

Outside

FRONT: Double entrance pillars with brick pavior driveway. Matching paths to front door and side.

ATTACHED GARAGE 39' 8" x 9' 9" (12.1m x 2.98m) (Narrowing to 2.56). Roller shutter door, power and light. Please note: Rear section requires repair/replacement/demolition.

REAR GARDEN: Excellent degree of privacy featuring lawn with mature plants, trees and shrubs. Patio with fish/lily pond (currently not operational).



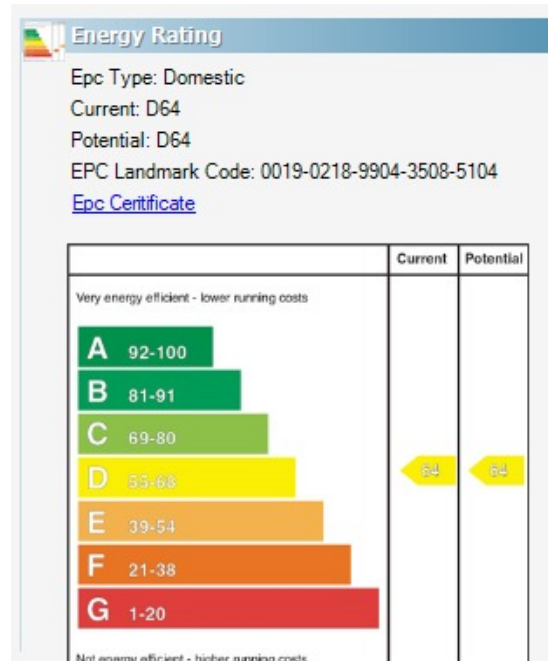
Location:

Coming around A55 Outer Ring (Knock Road to Upper Knockbreda Road) from East Belfast towards Forestside, turn off just after Cregagh Road junction into Beechgrove slip road. The property is on the left hand side (you can also turn left before footbridge into Beechgrove Park).



Disclaimer: Plans are for illustrative purposes only.
Plan produced using HandiP.

14 Beechgrove Drive, Belfast



- Ballyhackamore - 028 90 65 0000
- Lisburn Road - 028 90 66 3030
- North Down - 028 90 42 4747
- Lisburn - 028 92 66 1700

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.