



## 8 Beaufort Crescent, Belfast, Castlereagh, BT8 7UA

**Asking Price £184,950**

Beaufort Park is a quiet residential development located just off the Beechill Road in Newtownbreda, offering convenience to many local amenities to include the Tesco superstore, Forestside Shopping Centre and main arterial routes into and out of Belfast.

On the ground floor there is a lounge open to dining area and a fitted kitchen, whilst on the first there are three bedrooms and white bathroom suite.

The roof space has been converted to create a fourth bedroom.

The home also benefits from an oil heating system, double glazing, driveway with ample parking and superb enclosed rear garden laid in lawn.

An excellent first time purchase

- Semi Detached Home
- Lounge Open Plan to Dining Area
- White Bathroom Suite
- Double Glazing
- Large Rear Gardens
- Four Bedrooms
- Fitted Kitchen
- Oil Heating
- Driveway With Ample Parking
- Cul De Sac Location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	64
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

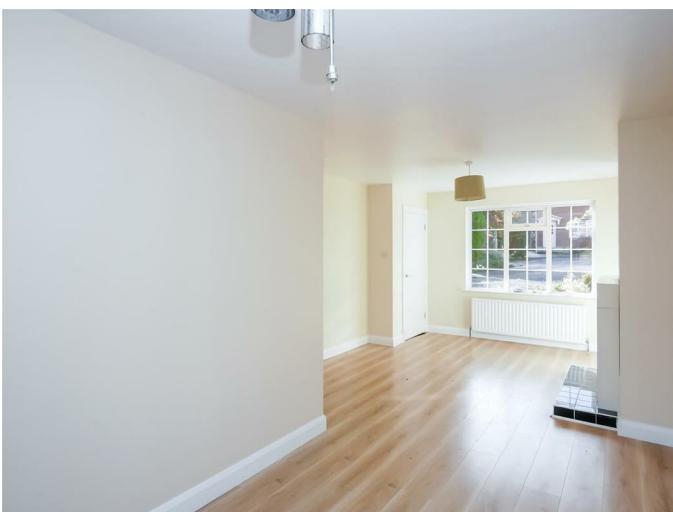
## The Accommodation Comprises

Lounge / Dining 23'5 x 11'5 (7.14m x 3.48m)



At widest points.

Tiled fire place with wooden surround, tiled hearth, housing an open fire. Understairs storage.



### Fitted Kitchen 9'5 x 6'9 (2.87m x 2.06m)



Range of high and low level built-in units, built-in 4 ring hob and under oven, stainless steel over head extractor fan. Single drainer stainless steel sink unit with mixer taps, part tiled walls.

### First Floor

### Bedroom One 11'7 x 8'2 (3.53m x 2.49m)



Laminate flooring.

### Bedroom Two 11'6 x 7'4 (3.51m x 2.24m)



Laminate flooring.

### Bedroom Three 7'0 x 6'8 (2.13m x 2.03m)



### Bathroom Suite



Bathroom suite comprising panelled bath with mixer taps and hand shower, Mira shower unit above, pedestal wash hand basin, low flush w/c, part tiled walls, tiled floor. Hot press. Pvc ceiling.

### Landing

Permanent staircase to roof space, converted to bedroom 4.

### Bedroom Four



Skylight window and storage into eaves.

### Outside Front

Driveway With ample parking.

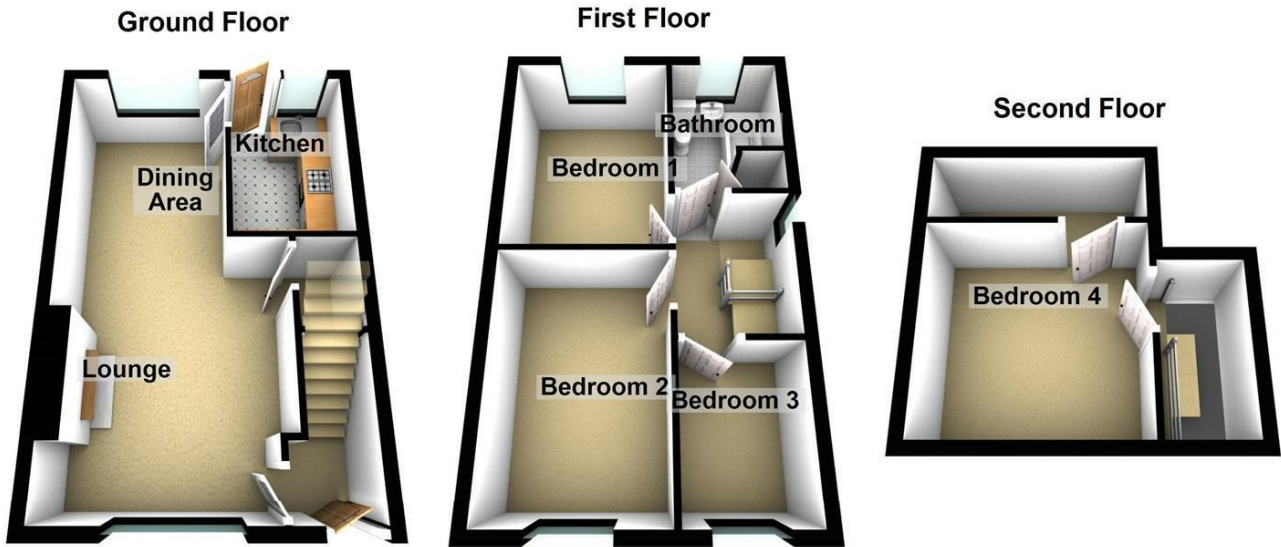
### Outside Rear



Corner site with larger than average enclosed rear gardens laid in lawn.  
Pvc oil tank and housed oil fired boiler.

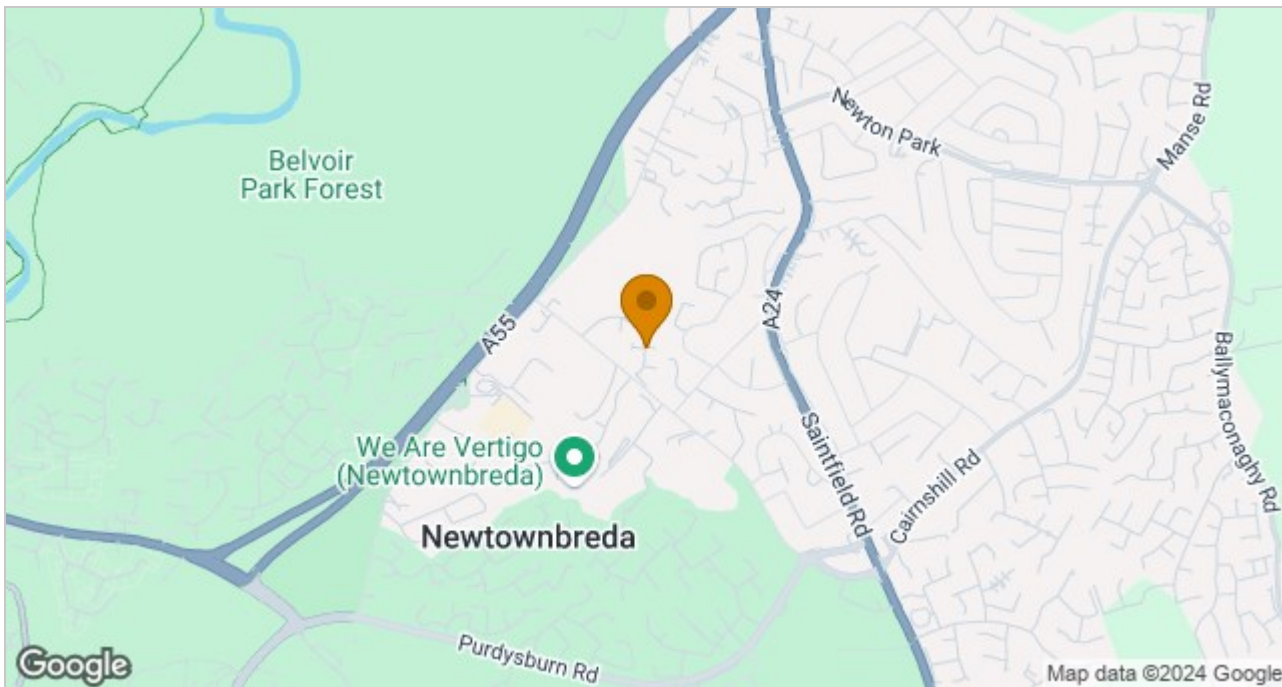


## Floor Plan



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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