



## 52 Beaufort Crescent, Belfast, BT8 7UA

**Asking Price £199,000**

Discover this delightful three-bedroom semi-detached property in the highly desirable Beaufort development, just off Beechill Road in BT8.

Step inside and you'll find a spacious, bright layout into an inviting lounge that flows seamlessly into an open dining area with French doors leading to the decking and garden area, a bright kitchen with ample high and low units and plumbed for white goods.

Upstairs, you'll find a stylish contemporary bathroom and three generously sized bedrooms, providing comfort and space for the whole family. The landing also offers convenient storage.

Outside, the property truly shines with a private driveway for ample parking, a detached garage, and a private, fully enclosed rear garden with decking—ideal for enjoying family gatherings or relaxing afternoons.

With excellent transport links this home is perfectly located for easy access to Belfast City Centre, Cairnshill Park & Ride, Forestside Shopping Centre, and top-rated schools (both primary and post-primary), it offers the ultimate in convenience and lifestyle.

This is a home that ticks all the boxes in a prime location. Don't miss out on this amazing opportunity!

- **Fantastic semi-detached property in the popular BT8 area off Beechill Road**
- **Bright kitchen with ample high and low-level units**
- **Contemporary bathroom with a three-piece suite**
- **Oil-fired central heating and double glazing throughout**
- **Excellent transport links to Belfast city centre and Cairnshill park & ride, plus nearby amenities like Forestside Shopping Centre**
- **Spacious living and dining room with patio doors to an enclosed garden and decking—ideal for BBQs**
- **Three well-sized bedrooms**
- **Low-maintenance front garden and off-street parking driveway**
- **Detached garage with light and power**
- **Situated in a strong catchment area for top schools/No onward chain**

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		75	57

EU Directive 2002/91/EC



## Entrance Hall



Pvc glass panelled front door to entrance hall. Built in storage. Laminate flooring.

## Lounge / Dining 22'2 x 13'7 (6.76m x 4.14m)



(at widest points)



## Fitted Kitchen 11'3 x 8'8 (3.43m x 2.64m )



Full range of high and low level units, Formica work surfaces, built in hob and oven, overhead extractor fan, single drainer 1 1 / 4 bowl stainless steel sink unit with mixer taps. Plumbed for washing machine. Tiled flooring. Part tiled walls. Tongue and groove ceiling.

## First Floor

### Bedroom One 13'2 x 8'9 (4.01m x 2.67m)





**Bedroom Two 11'7 x 9'7 (3.53m x 2.92m)**



Laminate flooring.

**Bedroom Three 8'5 x 7'9 (2.57m x 2.36m)**



**White Bathroom Suite**



White bathroom suite panelled bath with mixer taps telephone hand shower, Triton shower unit above, pedestal wash hand basin, low flush w.c Part tiled walls. Heated chrome towel rail. Spot-lights.

**Landing**

Access to roof-space. Hot-press.

**Outside Front**

Driveway with ample parking leading to front gardens and detached garage.

**Detached Garage 19'3 x 9'4 (5.87m x 2.84m)**

Up and over door. Light and power. Housing oil fired boiler.

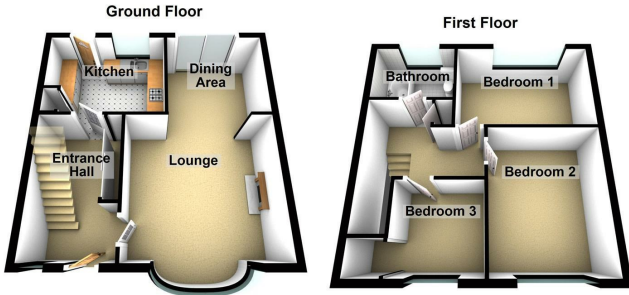
**Outside Rear**



Private and spacious enclosed rear garden laid in lawn bordered by timber fencing. Pvc oil tank.

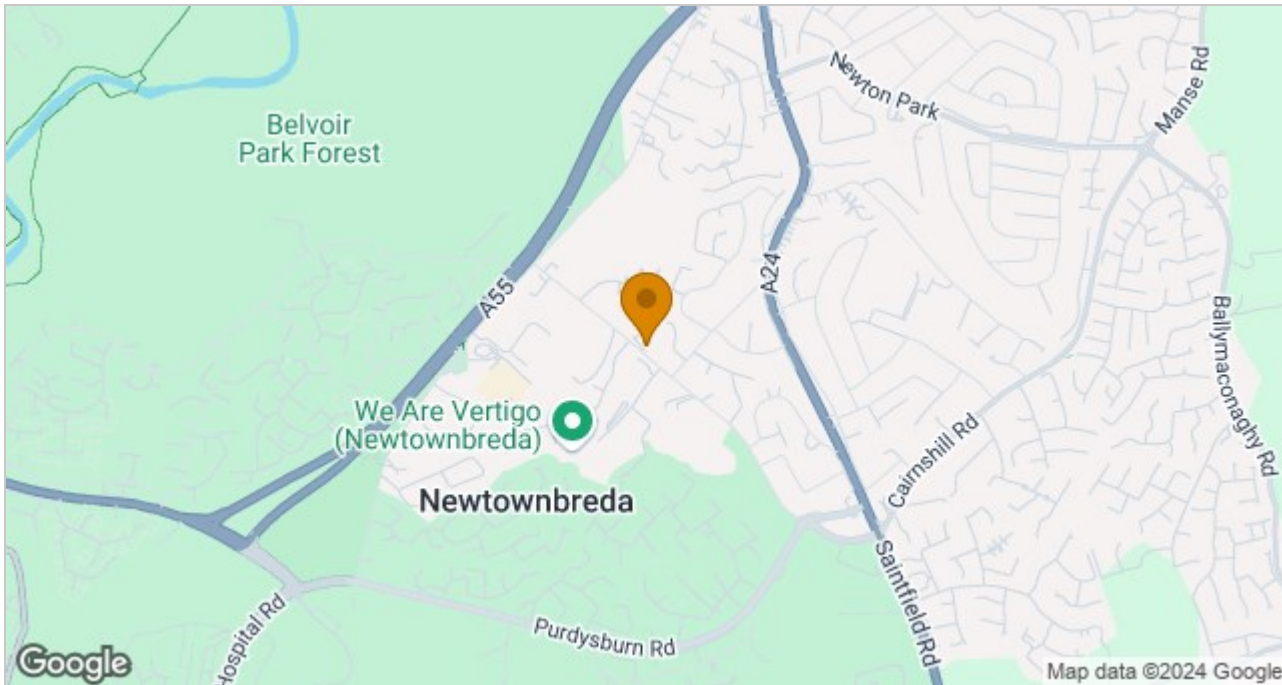


## Floor Plan



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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