



18 Beechgrove Gardens, Belfast,  
County Antrim, BT6

**Asking Price: £194,500**

 **Reeds Rains**

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## Beechgrove Gardens, Belfast, County Antrim, BT6

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EPC Rating: TBC

Bay Fronted Semi Detached Home, Chain Free Sale , Two Bright Reception Rooms, Kitchen With A Good Range Of Units, Three Well Appointed Bedrooms, Spacious Bathroom Suite, Front & Rear Gardens Laid In Lawn, Driveway & Garage, PVC Double Glazing Throughout & Oil Fired Central Heating System , Highly Sought After Location

### DESCRIPTION

We are delighted to offer for sale this excellent bay fronted semi-detached home, within Beechgrove Gardens which is situated just off the Upper Knockbreda Road in South East Belfast. The location offers a short drive to local amenities Forestside Shopping Centre, Tesco Newtownbreda, and is only a 15 minute drive from the Belfast City Centre. The property is also in the catchment area for many leading, primary, secondary and grammar schools. The home would be perfect for the first time buyer or growing family.

The ground floor offers two bright and spacious reception rooms and kitchen, with the first floor comprising three very generous bedrooms, and a bathroom suite. To the front of the property there is a driveway with garage access and front garden, and to the rear there is an impressive rear garden laid in lawn with a patio area. The property further benefits from PVC double glazing throughout and an oil fired central heating system.

Properties within this location are always within very high demand, so we would advise early viewing to avoid disappointment.

### GROUND FLOOR

#### Entrance Hall

The entrance hall has a glazed front door and ceiling cornicing.

#### Living Room

11'6" x 10'11" (3.5m x 3.33m)

The front living room has a bay window,

laminated flooring, and cornicing.

#### Sitting Room

10'10" x 10'4" (3.3m x 3.15m)

The second reception room has laminated flooring and cornicing and an electric fireplace.

#### Kitchen

10'11" x 8' (3.33m x 2.44m)

The kitchen has a good range of high and low level units, a single drainer with mixer tap, extractor hood and dining space. The kitchen has been finished with laminated flooring and part tiled walls.

### FIRST FLOOR

#### Bedroom One

10'11" x 10'3" (3.33m x 3.12m)

A double bedroom with bay window and laminated flooring.

#### Bedroom Two

11'3" x 10'11" (3.43m x 3.33m)

A double bedroom with laminated flooring.

#### Bedroom Three

8'2" x 7'10" (2.5m x 2.4m)

A good sized third bedroom with carpet.

#### Bathroom

7'2" x 7'1" (2.18m x 2.16m)

The bathroom has a three piece suite to include a low flush wc, wash hand basin with mixer taps and a bath with an overhead shower with water from taps. The bathroom has a laminated floor and tiled walls.

### OUTSIDE

On the outside of the property, there is a driveway to the front with garage access, and to the rear, there is an excellent garden which has been laid in lawn and also has plants and shrubs.

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.