



## 5 Beechill Close, Saintfield Road, Belfast, BT8 7PP

**Asking Price £179,950**

Located in a small select development just off the Beechill / Saintfield Road junction, this modern end townhouse should be of instant appeal to many potential purchasers currently looking to take their first steps onto the property ladder. This home is deceiving from the outside, and is both bright and spacious, offering good accommodation with three good size bedrooms, bright and spacious lounge, a fitted kitchen with family dining area, and is finished with modern facilities including an en-suite to the master bedroom, downstairs w.c, gas central heating and double glazed windows. Externally there is a garden area to the rear and parking to the front for 2 cars. Well maintained throughout, viewing is strongly advised as interest levels are expected to be high in this chain free home.

- Modern end townhouse in a small development
- Bright and spacious lounge
- Ground floor w/c
- En-suite to the master bedroom
- Two car parking to the front
- Three good size bedrooms
- Kitchen open to family dining area
- 1st floor white bathroom suite
- Lawn garden & patio area to the rear
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(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		68	69
EU Directive 2002/91/EC			

### The accommodation comprises

Hardwood front door leading to the entrance hall

### Entrance hall

Lounge 15'6 x 11'7 (4.72m x 3.53m)



Solid wood flooring, under stairs storage. Double doors to the kitchen / dining area

Kitchen / dining 15'3 x 15'1 at widest points (4.65m x 4.60m at widest points)



Full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring gas hob, electric under oven, extractor fan, plumbed for washing machine, plumbed for dishwasher, fridge freezer space, gas boiler, tiled floor, open to dining area.

### Additional kitchen image

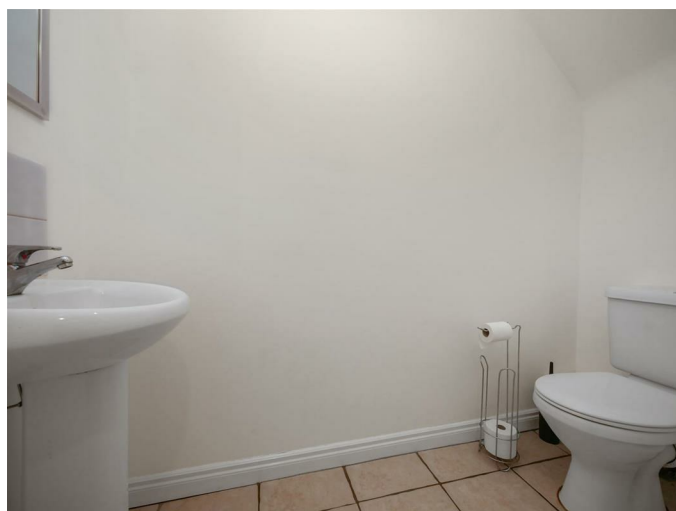


### Dining area



Tiled floor, access to the rear gardens.

Ground floor w/c 7'3 x 3'3 (2.21m x 0.99m)



Comprising low flush w.c, pedestal wash hand basin, extractor fan, tiled floor.

### 1st floor

Landing, built in storage.

**Bedroom 1 12'9 x 11'9 (3.89m x 3.58m)**



Laminate flooring.

**Bedroom 3 9'1 x 6'2 (2.77m x 1.88m)**



Laminate flooring.

**En-suite 5'4 x 5'2 (1.63m x 1.57m)**



Comprising corner shower cubicle with low flush w/c, pedestal wash hand basin, part tiled walls, extractor fan, tiled floor.

**Bedroom 2 12'1 x 8'6 (3.68m x 2.59m)**



Laminate flooring, access to the roof space.

**Bathroom 8'6 x 5'4 (2.59m x 1.63m)**



White suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, extractor fan.

## Outside



Please note that there is currently no management company in place. In process of changing management company/residents association.

Two car parking spaces to the front with additional visitor parking available.

## Rear gardens



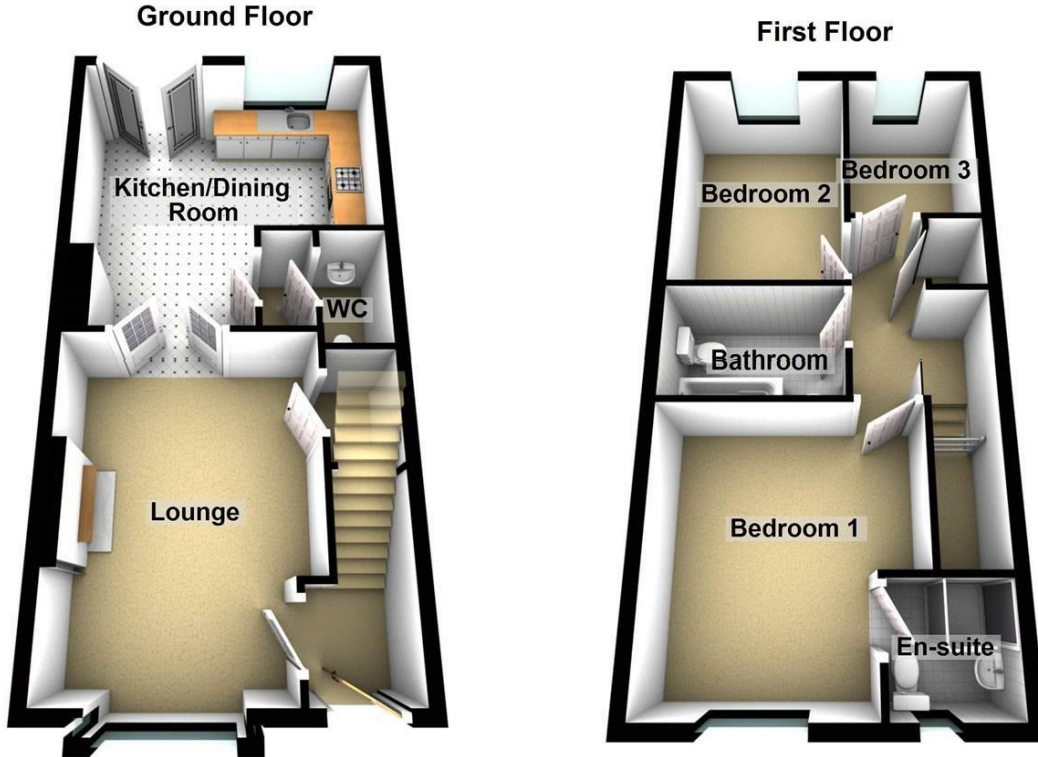
Gardens to the rear laid in lawn with additional flagged patio area. Side gate access. Bin storage areas.

## Rear elevation



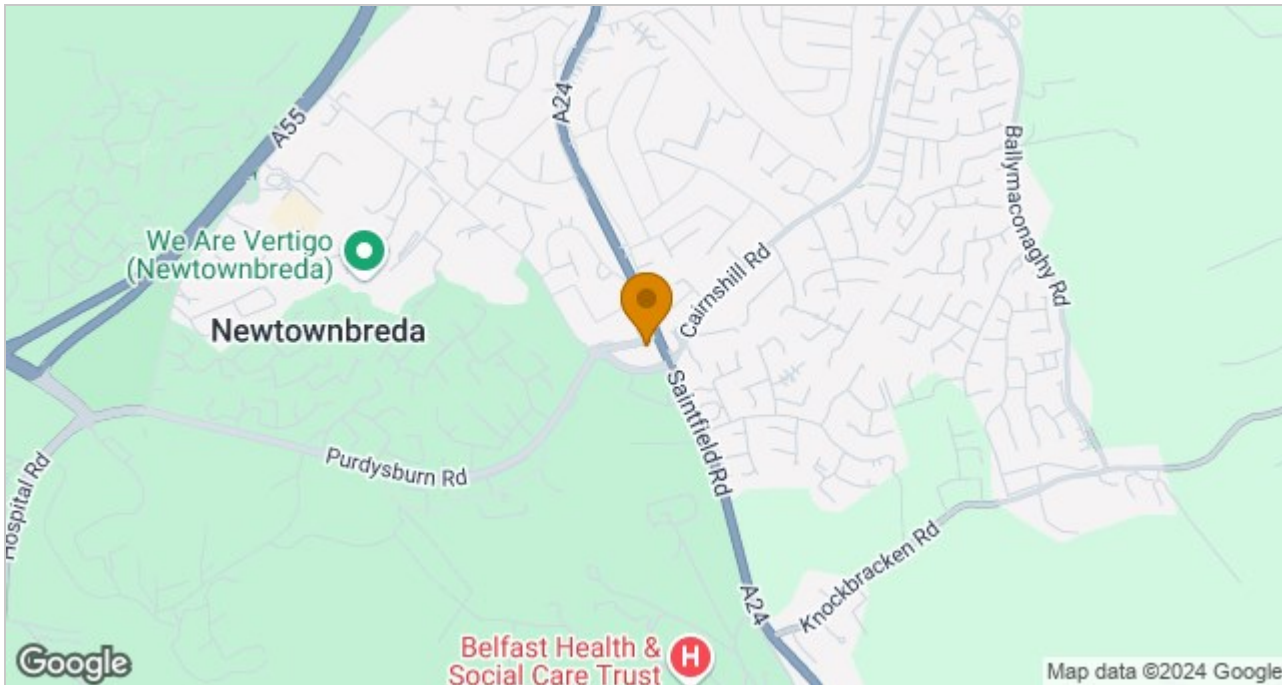
## Note

## 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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