



### 37 Beechlaw Avenue, Belfast, BT17 9NL

**Price Guide £330,000**

Comprising bright, well proportioned accommodation throughout, this beautiful semi-detached property is in a much sought after residential area, close to many local amenities. The accommodation includes three reception rooms, kitchen, utility, ground floor W.C, four excellent bedrooms (master with en-suite) and bathroom suite. Externally there is a private rear garden in lawn with decked patio area, attached garage and driveway to front providing ample parking space. With leading schools, excellent transport links and many shops and restaurants all close by, this home will appeal to many therefore early viewing is recommended.

- Well Presented Semi - Detached Home In Popular Residential Development
- Three Reception Rooms
- Ground Floor W.C, Attached Garage
- Enclosed Garden To Rear, Garden Area To Front, Driveway
- An Ideal Home For The Growing Family
- Four Excellent Bedrooms, Master With En-suite Shower Room
- Kitchen & Utility Room
- Gas Fired Central Heating, Double Glazed
- Close To Leading Schools, Transport Links & The Shops Of Dunmurry Village

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		72	75
(55-68) D			
(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

### ON THE GROUND FLOOR

#### ENTRANCE

Hardwood front door with glass panels.

#### RECEPTION HALL



Wooden floor. Under stairs cupboard / storage.

#### LOUNGE 14'9" x 10'5" (4.5 x 3.2)



#### LIVING ROOM 12'1" x 10'5" (3.7 x 3.2)



Wooden floor, recessed spotlighting.

#### DINING ROOM 11'9" x 10'5" (3.6 x 3.2)



Wooden floor, recessed spotlighting, sliding patio doors to garden.

#### KITCHEN 15'1" x 8'10" (4.6 x 2.7)



Range of high and low level units, integrated oven, 4 ring hob, extractor fan, plumbed for dishwasher, tiled floor, recessed spotlighting, part tiled walls, single drainer stainless steel sink unit with mixer tap.

#### UTILITY ROOM 6'10" x 5'10" (2.1 x 1.8)

Range of high and low level units, plumbed for washing machine.

#### W.C

Low flush W.C, wash hand basin, part tiled walls.

#### ON THE FIRST FLOOR

Built in robe, access to roof space with folding ladder.

**BEDROOM ONE 15'8" x 10'5" (4.8 x 3.2)**



Sliding mirrored robes.

**ENSUITE SHOWER ROOM**



White suite comprising low flush W.C, wash hand basin with storage below, enclosed shower, part tiled walls, tiled flooring.

**BEDROOM TWO 14'5" x 8'6" (4.4 x 2.6)**



Built in robe.

**BEDROOM THREE 13'5" x 11'1" (4.1 x 3.4)**



Built in robes.

**BEDROOM FOUR 11'1" x 8'10" (3.4 x 2.7)**



**BATHROOM**



White suite comprising low flush W.C, pedestal wash hand basin, panel bath, fully tiled walls, tiled flooring.

## OUTSIDE



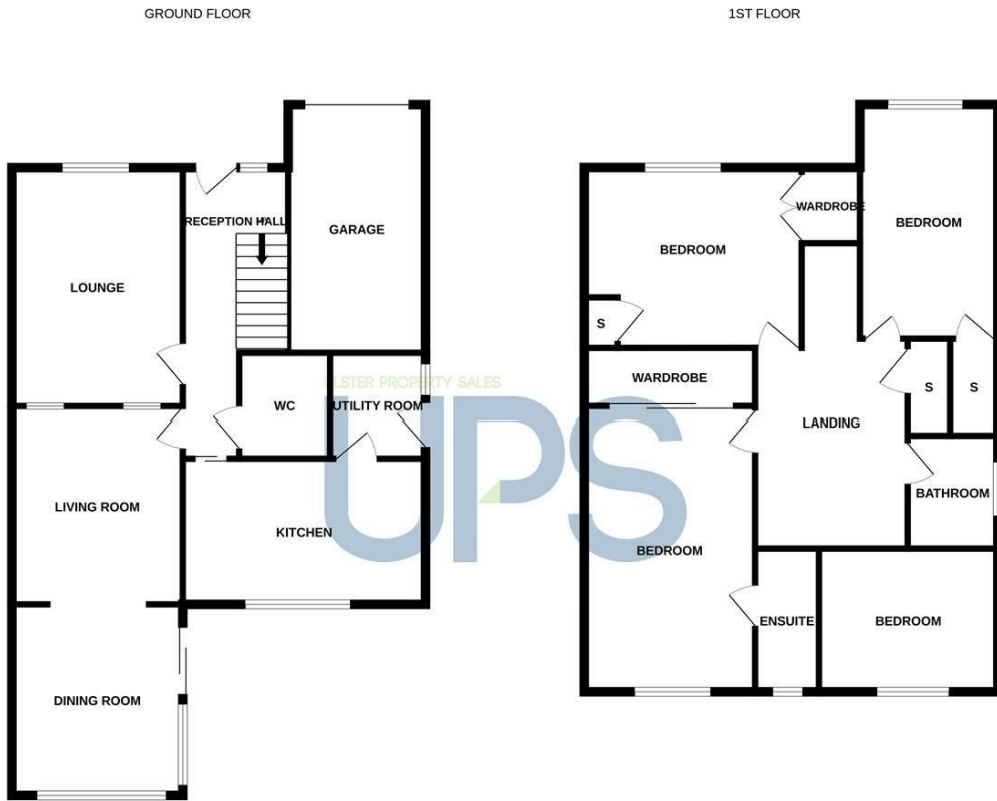
Enclosed rear garden in lawn with patio and decked patio. Front garden in lawn. Spacious driveway providing good parking.



## ATTACHED GARAGE

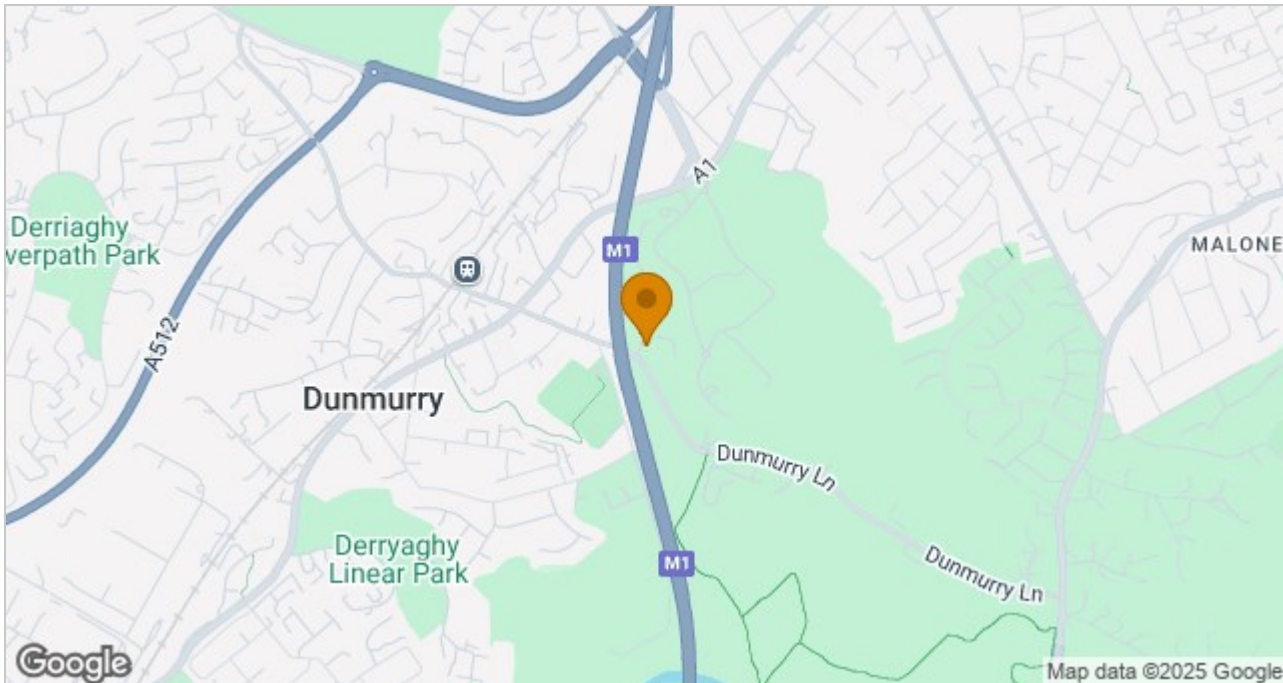
Up & over door.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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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