

simonBRIEN
RESIDENTIAL

Apt 8 Beech House,
28 Beech Heights, Belfast, BT7 3LQ



Asking Price £215,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb Second Floor Apartment Set Within Exceptionally Popular Wellington Square Development
- Bright & Well Presented Accommodation Throughout
- Three Generous Bedrooms
- Spacious Open Plan Living / Dining With Access To Patio
- Modern Fully Fitted Kitchen With Range Of Appliances
- Shower Room & Ensuite
- Gas Heating / Double Glazing
- Lift Access To All Floors
- Allocated Car Parking Space
- Popular & Convenient Location Close To All Local Amenities Including Forestside Shopping Centre, Belfast City Centre & Various Motorway Networks



SUMMARY

The Wellington Square development has consistently proved an exceptionally popular development particularly with the young professionals or first time buyers, offering ease of access to Stranmillis, Belfast City Centre, shopping at Forestside and Tesco Newtownbreda, together with access to various motorway networks.

This particular second floor apartment offers well-appointed and spacious accommodation, providing a three bedroom layout, open plan living / dining with patio area off living area, together with high quality fitted kitchen, shower room and ensuite.

Viewing of this superb apartment is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

COMMUNAL AREA:

Lift / stairs to:

SECOND FLOOR

ENTRANCE:

Hardwood door leading to:

ENTRANCE HALL:

Intercom system. Cloaks cupboard and additional storage cupboard.

LIVING / DINING AREA:

17' 7" x 14' 4" (5.36m x 4.37m)

Access to patio. Open to:





KITCHEN:

12' 8" x 8' 11" (3.86m x 2.72m)

Excellent range of high and low level units. 1.5 bowl stainless steel sink unit. Granite worktops. 4 ring gas hob. Electric oven. Stainless steel extractor fan. Integrated fridge/freezer, dishwasher, and washing machine.

BEDROOM (1):

15' 11" x 13' 0" (4.85m x 3.96m)

ENSUITE SHOWER ROOM:

Fully panelled shower enclosure. Low flush WC. Wash hand basin. Ceramic tiled floor.



BEDROOM (2):
14' 8" x 9' 3" (4.47m x 2.82m)

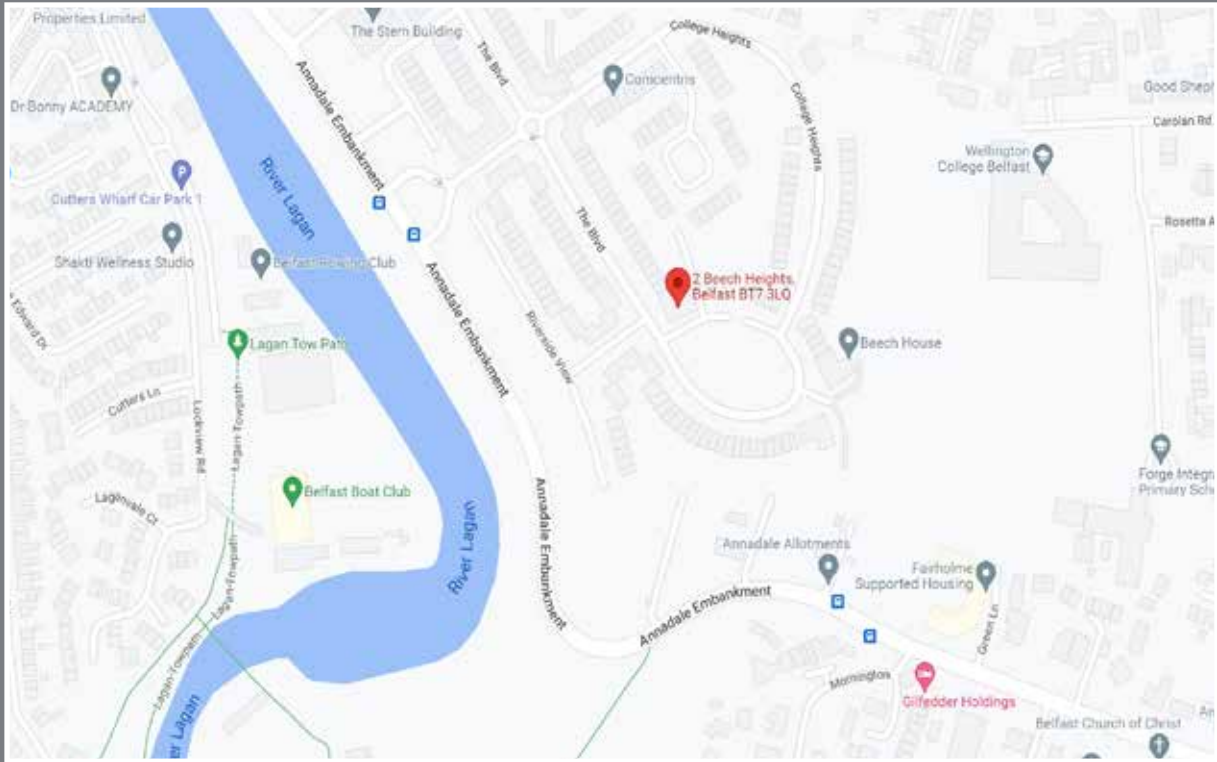
BEDROOM (3):
10' 2" x 8' 0" (3.1m x 2.44m)

BATHROOM:
White suite comprising panelled bath with mixer taps. Low flush WC. Pedestal wash hand basin.

OUTSIDE
Allocated car parking space.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/G/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9762-2992-0595-9605-3831

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