

simonBRIEN
RESIDENTIAL

4 Beechill Grove,
Belfast, BT8 7QS



Asking Price £160,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Well Presented First Floor Apartment
- Located Within Recently Built Off The Road Development With Private Laneway Leading To The Property
- Well-Proportioned Kitchen Open To Living / Dining
- Two Double Bedrooms, Master With Ensuite Facilities
- Modern Bathroom Suite
- Excellent Storage Facilities
- uPVC Double Glazing, Gas Heating
- Designated Car Parking Space With Additional Visitor Parking
- NHBC 10 Guarantee In Place From 2017
- Suited To The Young Professional Wanting To Set Up Home Close To Forestside, Tesco Newtownbreda & Belfast City Centre Easily Accessible
- Excellent Links To Outer Ring & Motorway

SUMMARY

This two bedroom is well suited to the young professional wanting to set up home within a well-built small development close to local amenities such as Forestside, Tesco Newtownbreda, Barnetts Demesne, and the vibrant Ormeau Road. Motorway and public transport networks are easily accessible along with the 'Park & Ride' at Saintfield Road.

The internal accommodation offers two double bedrooms, master ensuite facilities, main bathroom and well laid out living / dining / kitchen area. The home benefits from gas heating, NHBC warranty, and designated car parking.

Please contact our South Belfast office on 028 9066 8888 to arrange a private viewing.

ACCOMMODATION

GROUND FLOOR

COMMUNAL AREAS:

Hardwood front door leading to communal entrance hall with stairs to:



FIRST FLOOR

ENTRANCE:

Hardwood door leading to:

ENTRANCE HALL:

Two storage cupboards (one enclosing gas fired boiler.).

LIVING / DINING ROOM:

18' 7" x 10' 6" (5.66m x 3.2m)

Open to:



KITCHEN:

12' 3" x 7' 11" (3.73m x 2.41m)

Range of high and low level units. Integrated electric cooker with four ring hob. Space for white goods.

MAIN BEDROOM:

12' 3" x 11' 6" (3.73m x 3.51m)



ENSUITE SHOWER ROOM:

Shower. Low flush WC. Pedestal wash hand basin with tiled splashback. Chrome heated towel rail.

BEDROOM (2):

10' 8" x 10' 8" (3.25m x 3.25m)



BATHROOM:

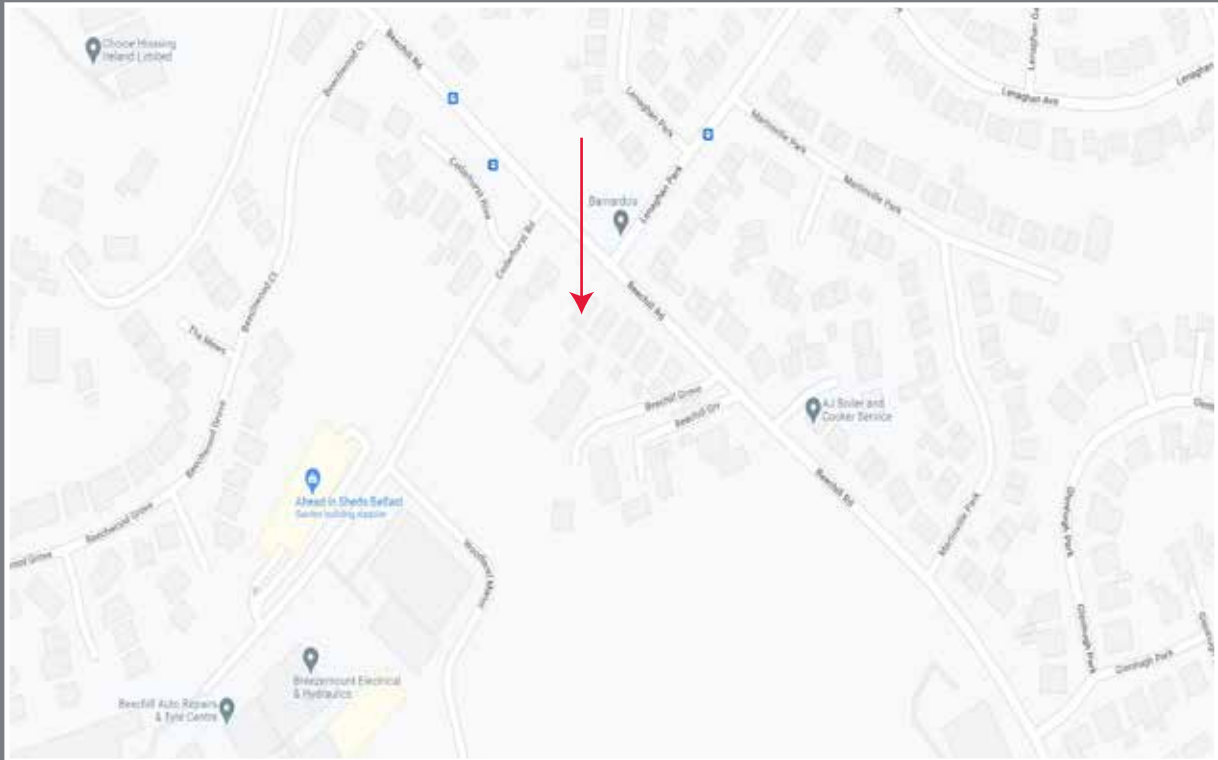
7' 1" x 6' 7" (2.16m x 2.01m)

Panelled bath. Low flush WC. Pedestal wash hand basin with tiled splashback. Chrome heated towel rail.

OUTSIDE

Designated car parking space with additional visitor parking.

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: RL/H/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0370-2778-5210-2102-4035

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