



14 Beechlawn Avenue, Belfast, BT17 9NL

Price Guide £399,950

Comprising bright, well proportioned accommodation throughout, this beautiful detached property is in a much sought after residential area, close to many local amenities. The accommodation includes two reception rooms and conservatory, kitchen, W.C, four excellent bedrooms (master with en-suite) and bathroom suite. Externally there is a private rear paved garden, detached garage and spacious driveway to front providing ample parking. Gas fired central heating and PVC double glazing are also in place. 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 Detached Family Home
- Lounge, Living Open Plan To Dining Room & Conservatory
- Ground Floor W.C
- Gas Fired Central Heating / Double Glazing
- Detached Garage & Large Driveway
- Four Excellent Bedrooms (Master With En-suite)
- Modern Kitchen With Casual Dining Space
- Family Bathroom Suite With Bath & Walk In Shower
- Enclosed Paved Garden To Rear / Front Garden In Lawn
- Sought After Development Close To Leading Schools & Excellent Transport Links

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(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		71	74
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

PVC front door.

RECEPTION HALL



Wood floor. Storage under stairs.

LOUNGE 15'1" x 10'5" (4.6 x 3.2)



Wood floor. Fire place with wood surround.

LIVING / DINING 23'7" x 10'5" (7.2 x 3.2)



Wood floor. Fireplace with wood surround.
Sliding patio doors to conservatory.



CONSERVATORY 11'1" x 10'9" (3.4 x 3.3)



Wood floor.

KITCHEN 18'4" x 7'10" (5.6 x 2.4)



Range of high and low level units,
integrated fridge, dishwasher, oven, hob,
stainless steel extractor fan, breakfast bar,
part tiled walls, tiled floor, single drainer
stainless steel sink unit with mixer tap.



W.C

Low flush W.C.

ON THE FIRST FLOOR



Wood floor. Feature window.

BEDROOM ONE 10'9" x 10'5" (3.3 x 3.2)



Laminate wood floor. Built in robe.

ENSUITE

Low flush W.C, pedestal wash hand basin, walk in shower, part tiled walls.

BEDROOM TWO 12'5" x 10'5" (3.8 x 3.2)



Laminate wood floor. Built in robe.

BEDROOM THREE 10'9" x 10'5" (3.3 x 3.2)



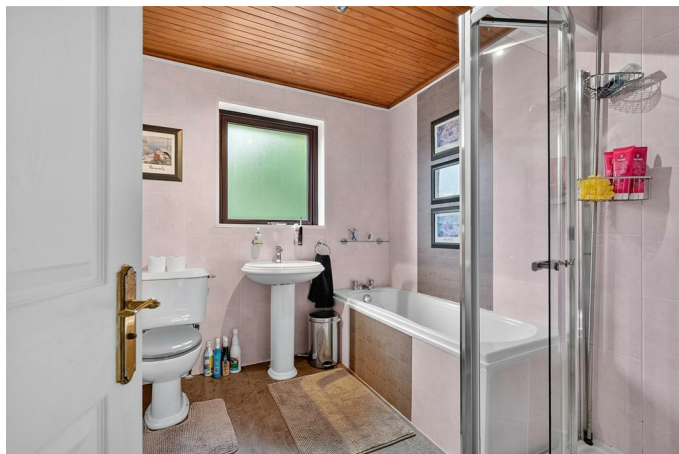
Laminate wood floor. Built in robe.

BEDROOM FOUR 10'5" x 7'6" (3.2 x 2.3)



Laminate wood floor. Built in robe.

BATHROOM



White suite comprising tiled bath, walk in shower, low flush W.C, pedestal wash hand basin, fully tiled walls and floor.

OUTSIDE



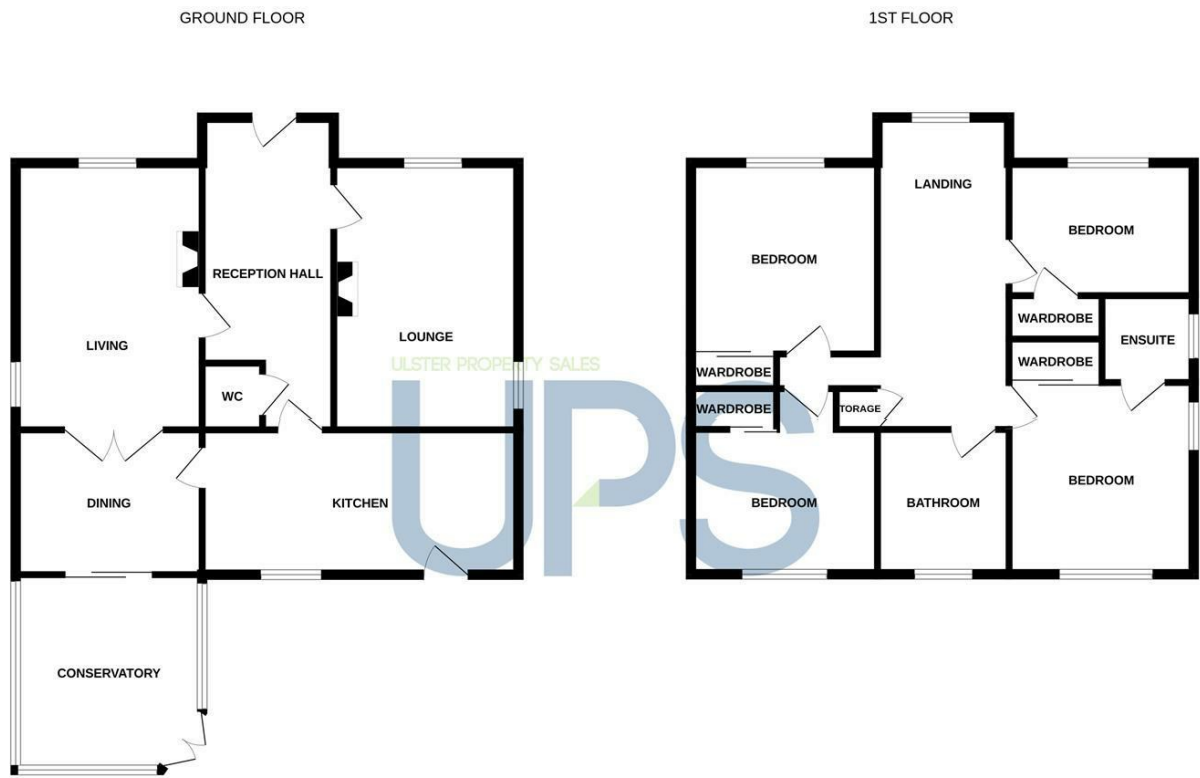
Enclosed rear paved garden, large driveway to front with ample parking. Front garden in lawn.



DETACHED GARAGE 18'4" x 8'10" (5.6 x 2.7)

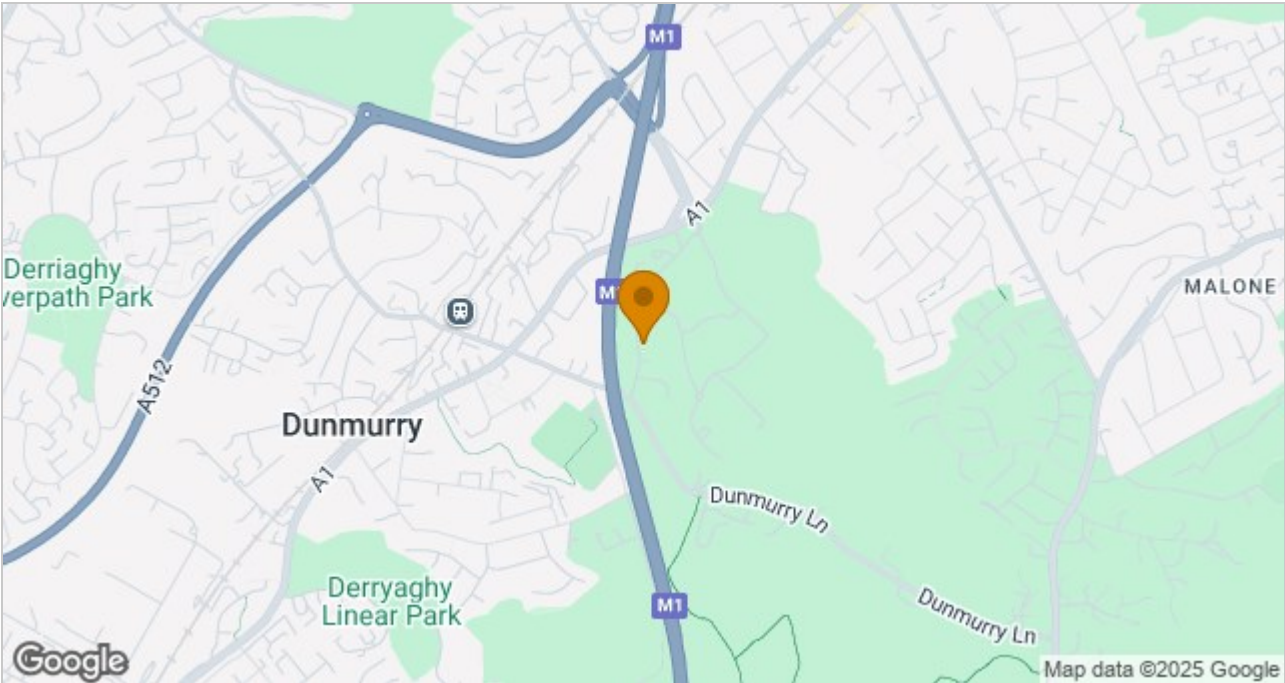
Up & over door. Plumbed and wired.

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



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