



69 Martinville Park, Off Beechill Road, Belfast, BT8 7JH

Asking Price £239,950

Martinville Park is a highly sought-after residential location just off the Saintfield and Beechill Road, within walking distance to Forestside Shopping Centre, excellent transport links to Belfast City Centre, and a range of leading primary and post-primary schools. This attractive semi-detached home benefits from a desirable "hallway-to-hallway" layout, offering greater privacy between reception rooms than is not typically found in similar properties.

The accommodation comprises a bright front lounge, a separate dining room to the rear which opens into a modern fitted kitchen, creating an ideal space for both everyday living and entertaining.

Upstairs, there are three well-proportioned bedrooms and a contemporary white bathroom suite.

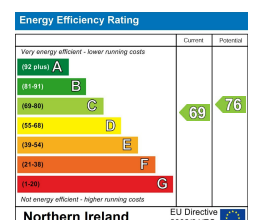
Additional benefits include gas-fired central heating and double glazing throughout.

Externally, the property offers a spacious driveway providing ample off-street parking, leading to an attached garage.

To the rear is an excellent enclosed garden with patio area and a mature selection of plants, trees, and shrubs.

A superb home in an excellent location, ideal for families and first-time buyers alike.

- Semi Detached Home
- Lounge To The Front
- Modern Fitted Kitchen
- Gas Heating / Double Glazed
- Attached Garage
- Three Bedrooms
- Dining Room To The Rear Open Plan to Fitted Kitchen
- White Bathroom Suite
- Driveway With Ample Parking
- Excellent Enclosed Rear Patio & Garden



Open Entrance Hall



Glass panelled front door with glazed side to entrance hall. Tiled flooring. Under stairs storage.

Lounge 12'0 x 12'0 (3.66m x 3.66m)



Cast iron wood burning stove. Laminate flooring. Spot-lights.

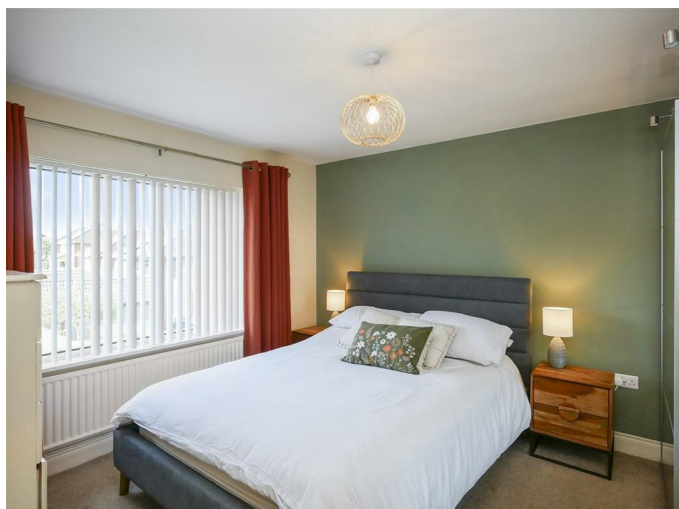
Fitted Kitchen /Dining 18'8 x 11'7 (5.69m x 3.53m)



(at widest points) Full range of high and low level units, wood effect work tops, built in hob with stainless steel extractor fan, double oven, single drainer 1 1/4 bowl sink unit with mixer taps, breakfast bar, integrated fridge and dish-washer. Tiled flooring. Spot-lights. Pvc patio doors.

First Floor

Bedroom One 12'1 x 10'6 (3.68m x 3.20m)



Bedroom Two 11'7 x 10'7 (3.53m x 3.23m)



Laminate flooring.

Bedroom Three 8'7 x 8'1 (2.62m x 2.46m)



Laminate flooring. Built in robe.

White Bathroom Suite



Comprising panelled bath with mixer taps with chrome shower unit above with drench head shower attachment, wash hand basin with storage below and vanity mirror above. Fully tiled walls. Pvc ceiling with spotlights.

Landing

Access to roospace.

Outside Front

Tarmac driveway with ample parking to front side.

Attached Garage 19'9 x 10'6 (6.02m x 3.20m)

Up and over door. Light and power. Range of units plumbed for washing machine, single drainer sink unit with mixer taps.

Outside Rear



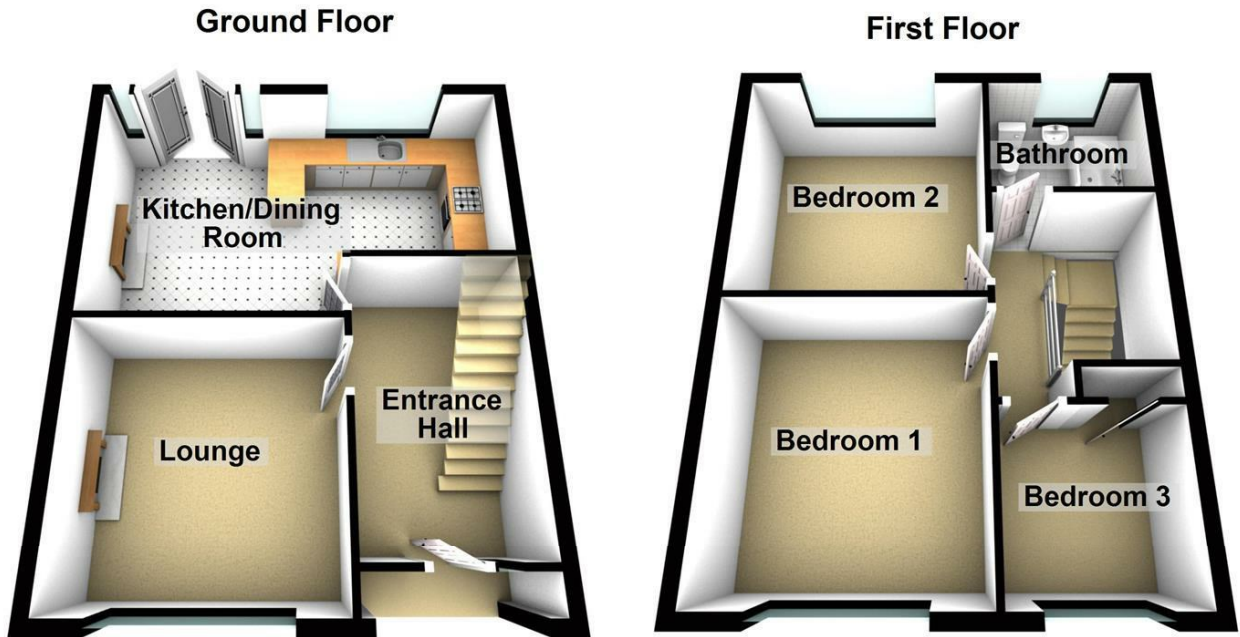
Flagged patio area accessed directly from the kitchen/dining. Garden laid in lawn with Range of plants. shrubs and trees.

Additional patio area to the rear of the garden.

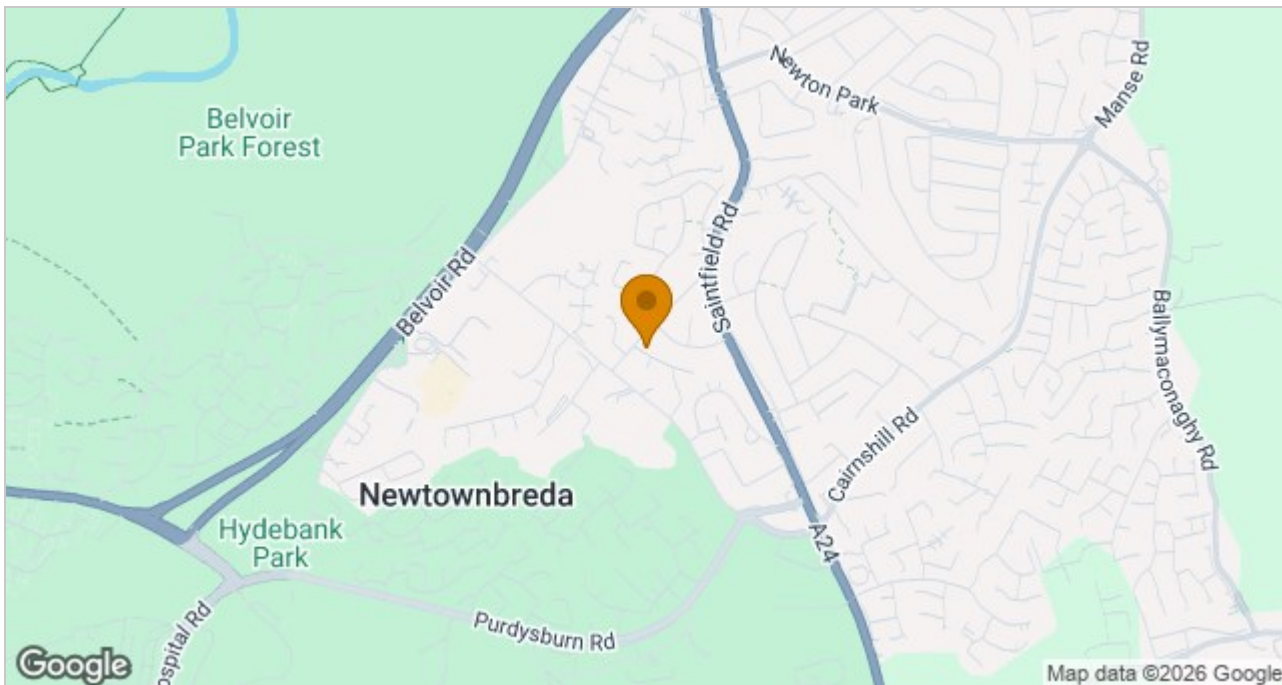




Floor Plan



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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark