



**25 Beechill Park West, Saintfield Road, Belfast, BT8 6NU**

**Asking Price £299,950**

Beechill Park West is situated off the Saintfield Road offering convenience to transport links to include the Cairnshill Park and Ride, main arterial routes to South and East Belfast, as well as the City Centre. The area is also renowned for its schools both primary and post primary and is within walking distance to Forestside Shopping Centre.

Number 25 is a well maintained and presented double fronted detached home, with its elevated position, commands fantastic views to the rear and offers superb potential for those hoping to purchase their long term family home.

Internally the accommodation comprises, spacious lounge with access to sun room, (fantastic views) fitted kitchen open to dining room, utility, downstairs w/c and an additional study.

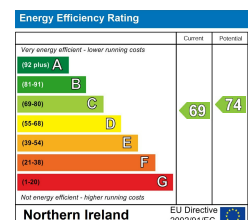
Upstairs there are three good sized bedrooms and white bathroom suite with separate shower cubicle.

The property also benefits from a gas heating system and double glazing.

Outside there is a driveway with ample parking for at least 2 or 3 cars, whilst to the rear there is a patio area that captures the views and the afternoon sun and garden laid in lawns.

An excellent home with potential to extend further and create your dream forever home.

- Extended Detached Family Home
- Three Good Sized Bedrooms
- Fitted Kitchen & Utility
- White Bathroom Suite With Separate Shower
- Driveway With Ample Parking To Front
- Fantastic Views From The Rear
- Three Receptions Plus Study
- Downstairs w/c
- Gas Heating / Double Glazed
- Patio With Lovely Views & Garden Laid In Lawns





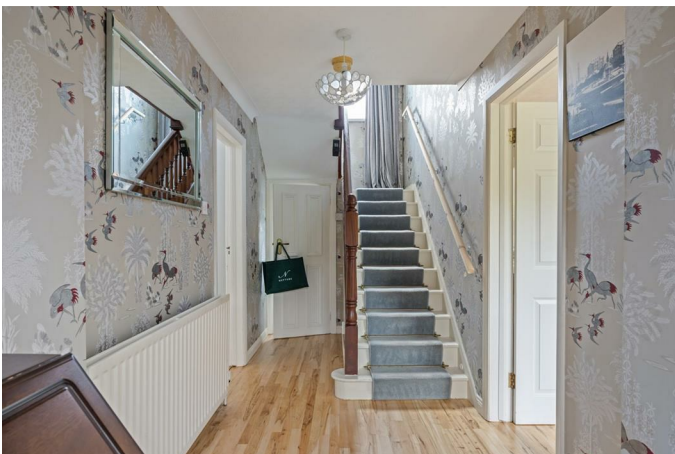
### The Accommodation Comprises

Stained glass panelled front door, with matching side panel to entrance porch, tiled floor.

### Beautiful Views



### Entrance Hall



Wooden floor to hallway.

**Lounge 16'5 c 10'9 (5.00m c 3.28m)**



Tiled fire place with decorative wooden surround, wooden flooring.  
Double glass panelled doors to sun room.



**Sun Room 12'7 x 10'6 (3.84m x 3.20m)**



Tiled floor. Fantastic views out towards the mountains in the distance.  
Pvc doors to patio.



**Dining Area 12'7 x 11'2 (3.84m x 3.40m)**



**Laminate flooring. Open plan to kitchen.**





**Fitted Kitchen 10'6 x 9'8 (3.20m x 2.95m)**



Range of high and low level built-in units, built-in 5 ring gas hob, overhead extractor fan, double oven, plumbed for dishwasher, single drainer stainless steel sink unit with mixer taps, integrated fridge freezer, part tiled walls.  
Lovely views from the corner window maximising the light and views.

## Utility Area



Plumbed for washing machine. Tiled flooring.

## Downstairs w/c

Sink unit. Low flush w.c Tiled flooring.

## Study 8'7 x 6'9 (2.62m x 2.06m )



(at widest points)

## First Floor

## Bedroom One 17'2 x 11'4 (5.23m x 3.45m)



(at widest points) Dual aspect window. Fantastic views to the rear.

## Bedroom 1



## Bedroom Two 9'8 x 9'5 (2.95m x 2.87m )



Wall to wall to mirrored slide robes.

## Bedroom Three 8'8 x 7'9 (2.64m x 2.36m)



Laminate flooring.

## Bathroom



## White Bathroom Suite



Panelled bath with mixer taps, low flush w.c Separate shower cubicle with 'Aqualis'a shower unit, Fully tiled walls. Tiled flooring. Pvc ceiling. Spot-lights.

## Landing



Access to the roofspace via fold down ladder. Hotpress.

## Outside Front

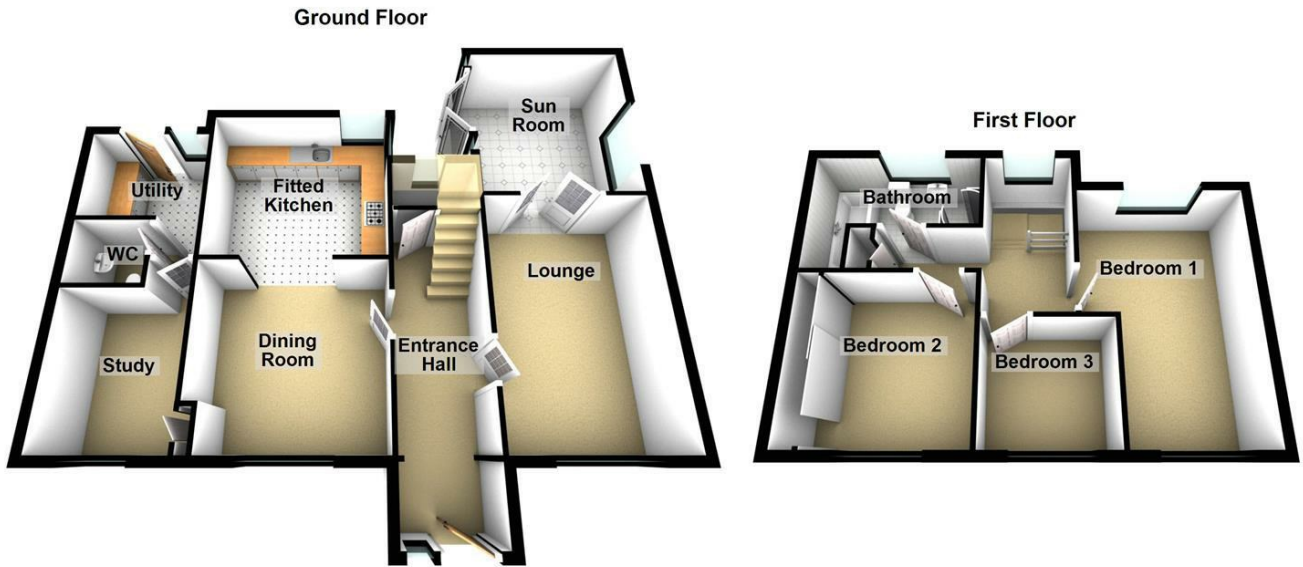
Driveway with ample parking. Loose stone area. Garden raised flower beds and shrubs. Bordered by mature trees

## Outside Rear

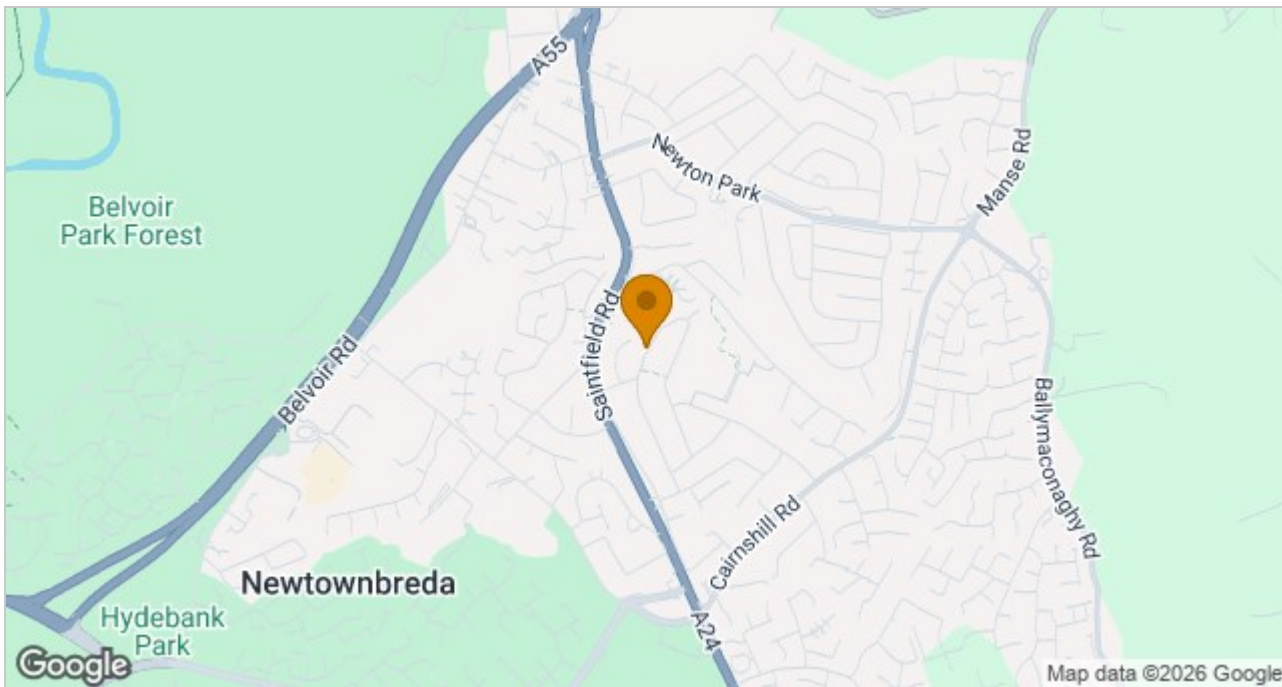


Patio area to the rear with steps down to garden laid in lawn. with a further garden area. Green house bordered by mature trees and hedging. Superb views and hedging.

## Floor Plan



## Area Map



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