



## 10 Beechill Road, Saintfield Road/Purdysburn, Belfast, BT8 7PT

**Asking Price £625,000**

Set on a fantastic, mature plot, this substantial detached home offers both space and convenience with Lesley Forestside close by, the Cairnshill Park & Ride for an easy commute to the City Centre and leading schools both primary and post primary. Upon entering the property you immediately get a sense of the space on offer with the large open reception hall that provides access to the two reception rooms and hexagonal sun room and also leads to the bespoke Kitchen / Dining / Living area.

The luxury kitchen consists of Shaker style units, a large island with quartz work tops and full range of built-in appliances to include Smeg Range with Induction hob, full fridge, dishwasher and Quooker boiling water tap.

On the first floor there are four double bedrooms, principle with en-suite and luxury family bathroom suite.

Centrally positioned on large plot, the property is approached via electric gates with superb gardens front, side and rear with a large patio area overlooking the rear garden.

A tarmac driveway with ample space to park and turn leads to the integral double garage.

A fantastic, bespoke family home.

- Substantial Detached Family Home (c 2800 sq ft)
- Four Reception Rooms
- Utility Room & Downstairs W/C
- Oil Heating/Double Glazed
- Large Detached Garage
- Four Double Bedrooms Principle with En-Suite
- Shaker Style Fitted Kitchen open to Dining & Living Area
- Contemporary White Bathroom Suite
- Sweeping Driveway With Space To Park & Turn
- Fantastic Gardens Front, Side & Rear With Range of Mature Plants Trees & Shrubs

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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 EU Directive 2002/91/EC



**The Accommodation Comprises  
Reception Hall**



Double doors with fan light and glazed side panels providing access to reception hall, solid maple flooring, Cornice ceiling, recessed spotlights. Storage under-stairs.



### Downstairs W/C



Low flush w.c Sink unit.

### Drawing Room 25'3 x 12'10



Inglenook style fireplace housing cast iron multi-fuel burning stove resting on a slate hearth. Solid maple flooring continued from hallway. Recess spot-lights. Double doors providing access to patio area.



**Living Room 12'6 x 11'10 (3.81m x 3.61m)**



**Glass fronted gas fire with living flame, decorative wooden surround, matching inset and hearth. Solid maple flooring continued from hallway. Double french doors to sun room.**





**Hexagonal Sun Room 11'10 x 11'2 (3.61m x 3.40m)**



**Slate flooring. Double doors to patio / garden.**

**Fantastic Kitchen / Dining / Living 25'7 x 22'6 (7.80m x 6.86m)**



**(At widest points)**

Recently installed shaker kitchen with a fantastic range of high and low level units (inside the units are a natural oak finish) Quartz work tops with upstands. Although free standing the kitchen includes the Smeg range style cooker with Induction hob, double Butler style sink unit with Quooker boiling water tap, integrated fridge and dishwasher. Double opening larder / cocktail cupboard with Quartz base and shelving in doors, deep drawers below. Integrated bin storage.

Centre Island with matching Quartz work surfaces and breakfast bar.

Ceramic tiled floor.

Open to living area with patio doors to garden and access to utility room and garage.







**Utility Room 13'1 x 6'7 (3.99m x 2.01m)**

Range of units, Plumbed for washing machine. Single drainer stainless sink unit. Access to integral garage.

**First Floor**



## Principle Bedroom 12'10 x 11'10 (3.91m x 3.61m)



Mirrored sliding robes. Carpet flooring.



## En-Suite



Comprising large walk-in shower cubicle with chrome shower unit with drench head and hand shower attachment, wash hand basin with mixer taps and storage below, low flush w/c, heated chrome towel rail, tiled floor.

**Bedroom Two 13'1 x 9'10 (3.99m x 3.00m)**



**Carpet flooring. Double built in robe.**



**Bedroom Three 13'1 x 12'10**



**Carpet flooring. Double built in robe.**



**Bedroom Four 12'10 x 8'6 (3.91m x 2.59m)**



**Carpet flooring.**

**Contemporary White Bathroom Suite**



**Comprising free standing bath with mixer taps and hand shower, recessed shelving above bath. Large corner walk in shower cubicle with Mira shower unit. Wash hand basin with mixer taps and storage below, low flush w/c, part tiled walls, tiled floor, spotlights.**



### Landing

Access to the roof-space via fold down ladder.

Hot press housing large hot water tank connected to the pressurised heating system.

### Outside Front



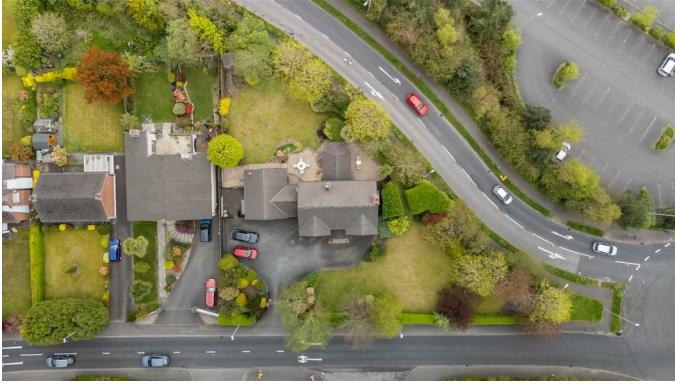
The property is approached by electric gates, with a sweeping driveway with ample room to manoeuvre vehicle's, making it very easy to drive in, turn and have the ability to drive out.

The large Integral garage is to the left hand side of the property. Additional storage area to side of garage. Wired for car charging point if required in the future.

There is a superb garden to the side well stocked with plants trees and shrubs.

The gardens are currently maintained by 'Chip' the robotic gardener who manoeuvres from the side garden to the rear via a purpose built pathway.

The current vendors are happy to include 'Chip' in the sale.



**Integral Garage 23'11 x 19'8**

At widest points. (utility room is within garage footprint). Electronically controlled Twin roller doors light and power, housing oil boiler.

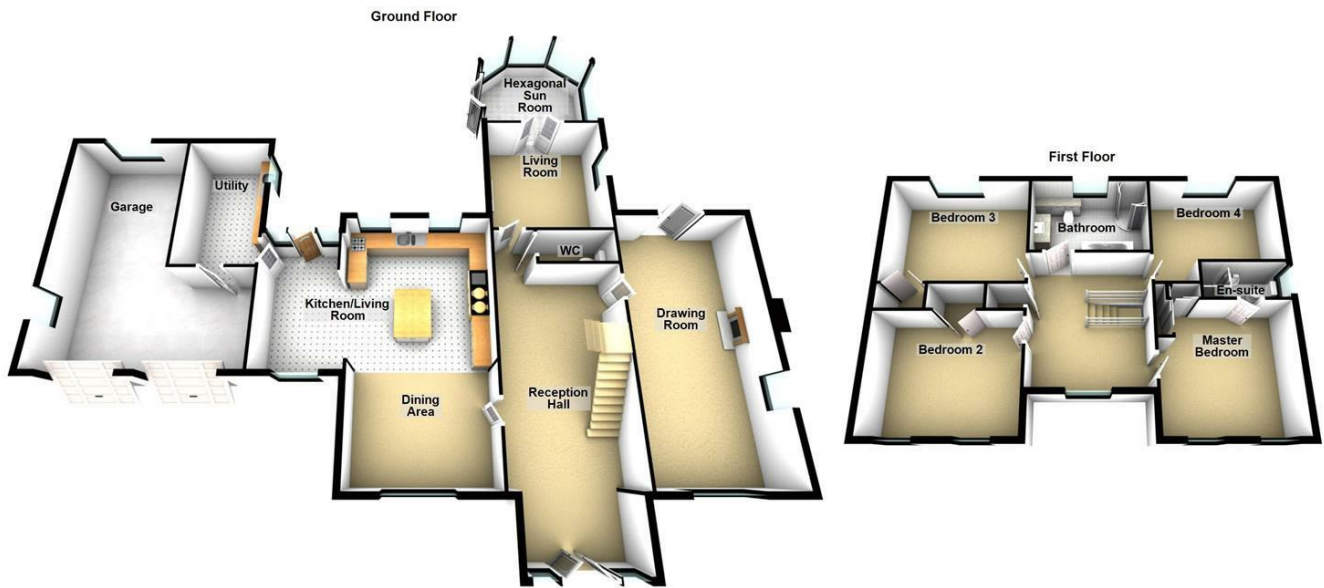
## Outside Rear



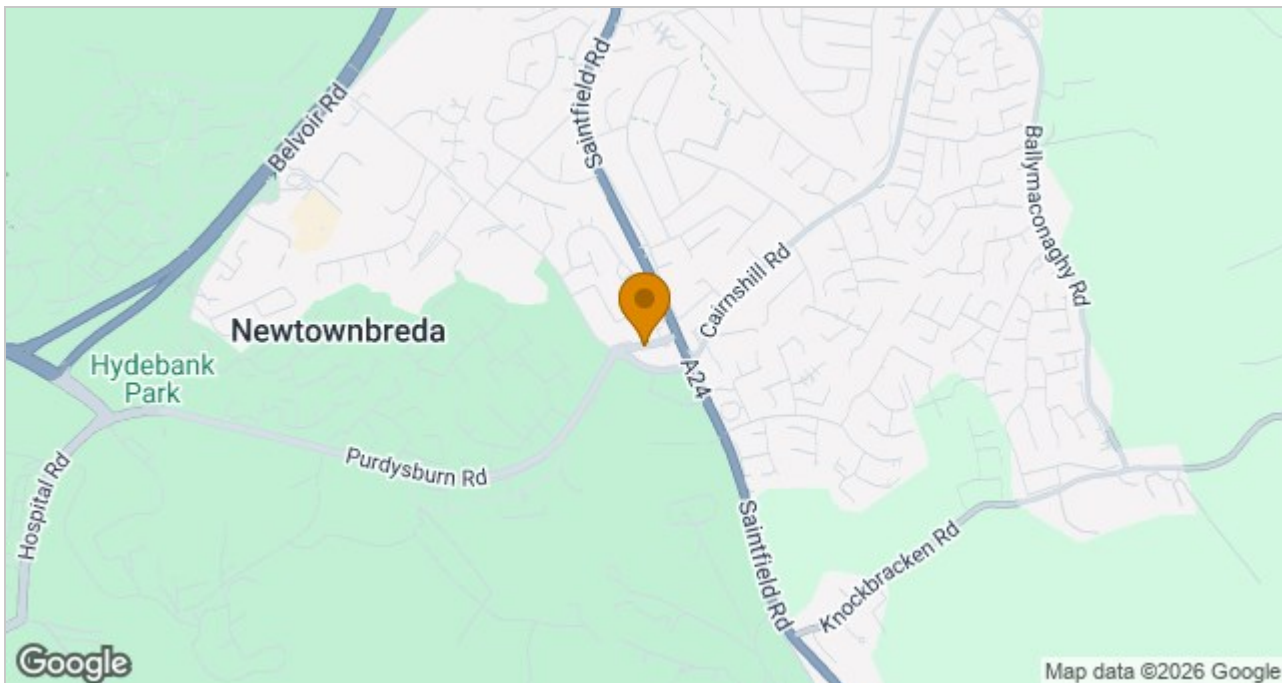
The rear of the property can be accessed from various points of the house, the drawing room, hexagonal sun room, and living area off the kitchen. A large block paved patio area overlooks the mature gardens laid in lawns that are bordered by a superb range of plants trees and shrubs.



## 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