



8 Beechill Road, Saintfield Road, Belfast, BT8 7PT

Asking Price £395,000

Situated just off the Beechill Road, this attractive family home enjoys a highly convenient location close to the Cairnshill Park & Ride, with easy access to Belfast, Carryduff and Lisburn, as well as a range of leading primary and post-primary schools.

Occupying a generous site, the property benefits from ample front parking for several vehicles, leading to a lower-level garage and utility area. To the rear, there are superb mature gardens offering excellent outdoor space for families and entertaining.

Internally, the home provides spacious and well-proportioned accommodation, including three bright bedrooms, three versatile reception rooms, a fitted kitchen, and a white bathroom suite with separate shower cubicle.

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

This is an excellent opportunity to acquire a comfortable family home in a sought-after and convenient location.

- Detached Bungalow On Large Split Level Site
- Three Good Sized Bedrooms
- Three Reception Rooms
- White Bathroom Suite
- Utility Room To Rear Of Garage
- Lower Lever Garage & Basement Storage
- Fitted Kitchen
- Guest W/C
- Driveway With Ample Parking For Several Cars
- Superb Rear Gardens Laid In Lawns

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	69
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland

EU Directive 2002/91/EC

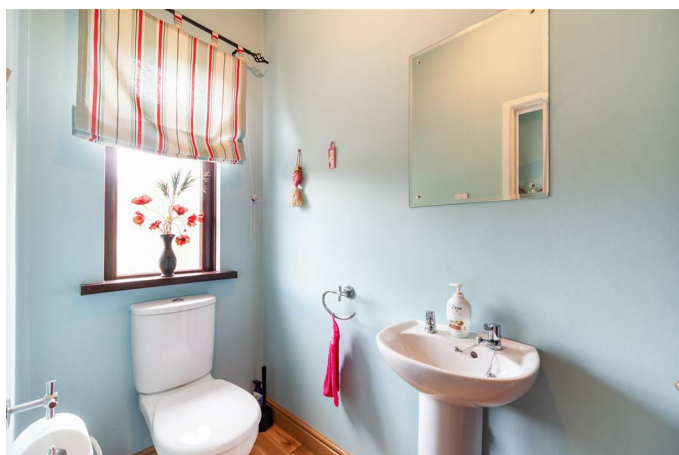


Entrance Hall



Pvc glass panelled doors to entrance hall. Oak flooring. Double doors to

Downstairs w.c



Sink unit. Low flush w.c Oak flooring.

Lounge 16'7 x 15'8 (5.05m x 4.78m)



Oak flooring. Electric wall mounted fire. Pvc patio doors with glazed side panels to patio overlooking garden.

Dining Room 12'3 x 11'2 (3.73m x 3.40m)



Oak flooring. Access to Kitchen.

Fitted Kitchen/Dining 12'3 x 11'2 (3.73m x 3.40m)



Full range of high and low level units, formica work surfaces, built in 4 ring hob, under oven, stainless steel overhead extractor fan, integrated dishwasher. Fully tiled walls. Breakfast bar area.

Family Room 12'5 x 10'9 (3.78m x 3.28m)



Double glazed sliding doors to patio. Laminate flooring.

Bedroom One 12'2 x 10'4 (3.71m x 3.15m)



Built in furniture. Laminate flooring.

Inner Hallway

Bedroom Two 11'3 x 10'3 (3.43m x 3.12m)



Built in bedroom furniture. Oak flooring.

Bedroom Three 11'1 x 9'8 (3.38m x 2.95m)



Laminate flooring.

White Bathroom Suite



Comprising panelled bath with mixer taps and hand shower, separate shower cubicle with Mira Sport shower unit, wash hand basin with storage below, low lush w.c Fully tiled walls. Tiled flooring. Heated chrome towel rail. Hot-press.

Outside Front

Front garden laid in lawns with a mature range of plants and shrubs. Driveway with ample parking for several cars leading to lower level Garage.

Outside Rear



Superb mature gardens laid in lawn with an excellent range of plants, trees and shrubs. Access to lower level storage facility under patio and garage with utility area.

Lower Level



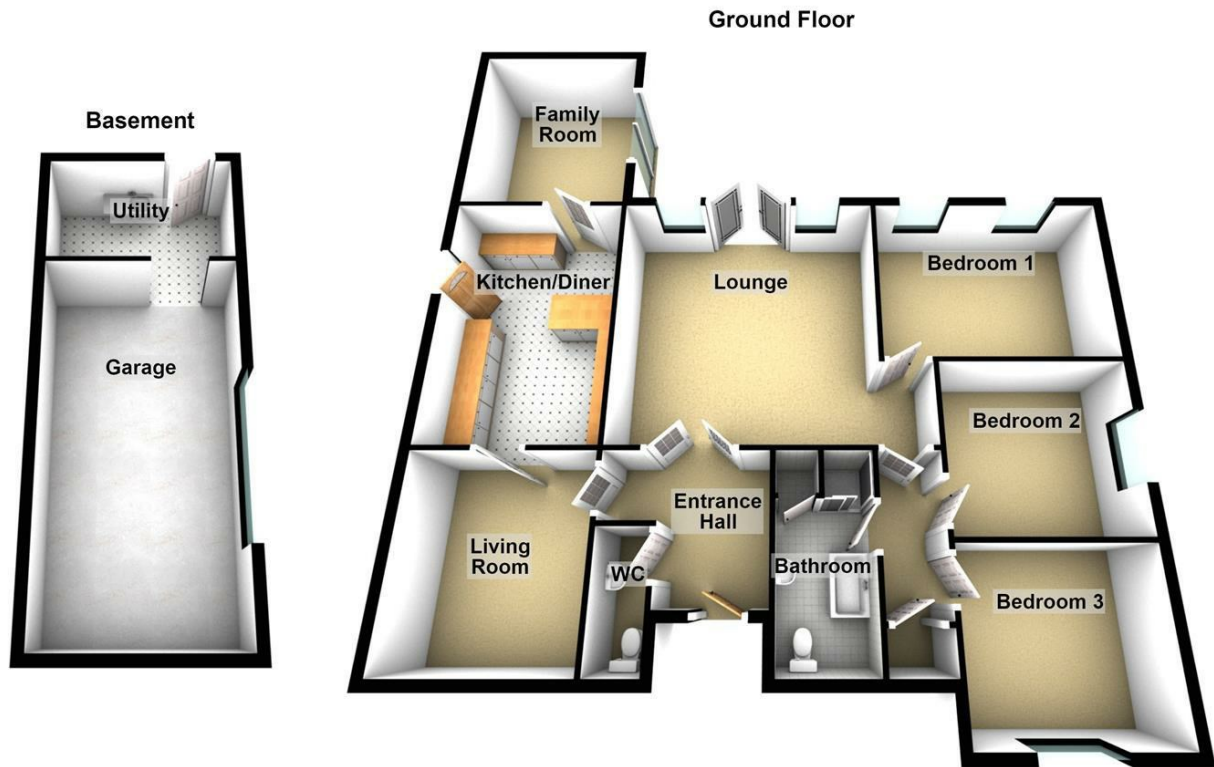
Garage 20'0 x 11'0 (6.10m x 3.35m)

Access to storage space that goes with the house.

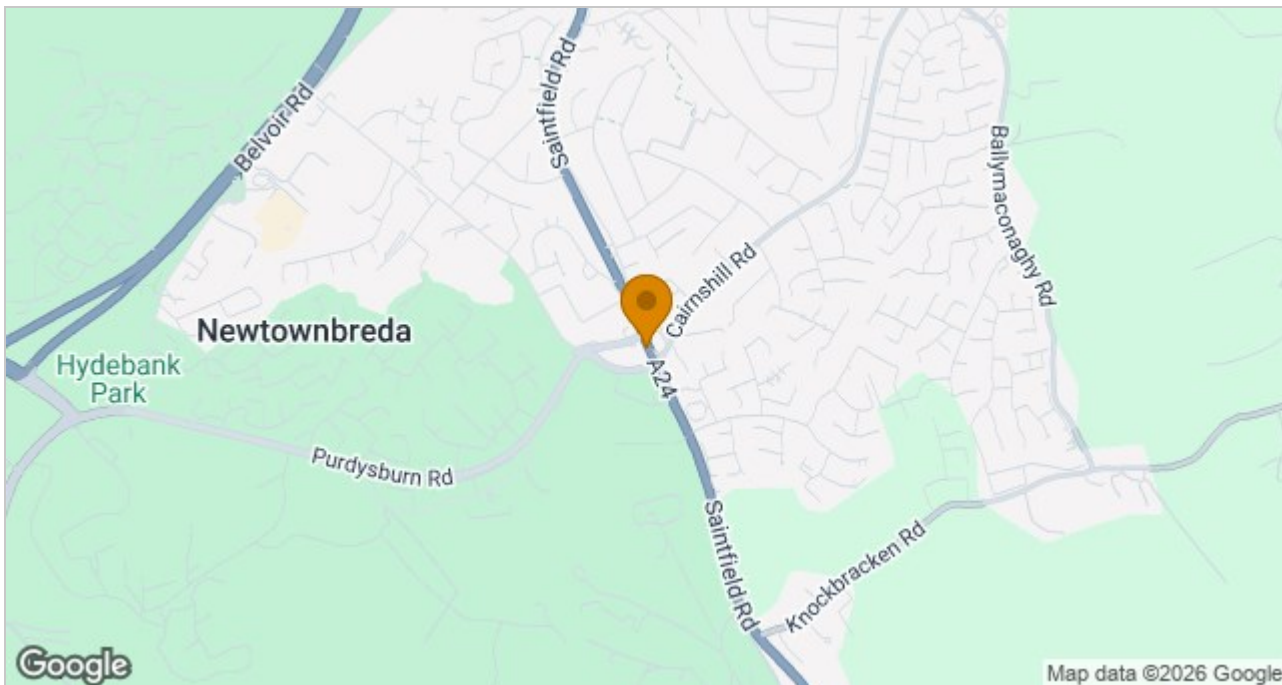
Utility

Utility with plumbed for washing machine. Housed gas boiler.

Floor Plan



Area Map



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