

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**42 BEECHWOOD MANOR, BELFAST, BT16 2BL**

**OFFERS AROUND £339,950**

A beautifully presented four bedroom detached home offering excellent family accommodation, generous gardens, and an integral garage, ideally positioned within a quiet cul-de-sac in a popular and convenient residential location close to a wide range of local amenities.

The accommodation is thoughtfully arranged over split levels and comprises a welcoming entrance hall leading to a dining room, convenient cloakroom, and integral garage, providing excellent storage and everyday practicality. On the lower level, a spacious lounge to the rear enjoys offers a living flame gas fire and patio doors to the superb rear garden. The modern kitchen, open to dining, is fitted with an attractive range of units, integrated dishwasher and wood laminate flooring.

The property further benefits from four well-proportioned bedrooms, including a superb principal bedroom with a contemporary ensuite shower room, complete with walk-in shower cubicle, vanity unit, fully tiled walls, and ceramic tiled flooring. Bedroom three offers a unique split-level design with access to a feature balcony area, adding character and versatility to the home. A stylish family bathroom with jacuzzi bath completes the accommodation.

Additional benefits include gas fired central heating, double glazing, and a tarmac driveway providing off-street parking. Externally, the property enjoys a fantastic enclosed rear garden with generous lawn and patio area, ideal for families and outdoor entertaining.

Located within a mature and highly regarded residential area, Beechwood Manor is an attractive development just off the Old Dundonald Road, offering excellent convenience to both Belfast and Dundonald. The area is well known for its family-friendly environment, spacious surroundings, and proximity to a range of popular schools, local shops, and transport links.



## Key Features

- Beautifully Presented Four Bedroom Detached Family Home
- Spacious Split-Level Accommodation Ideal For Modern Family Living
- Modern Kitchen Open Plan To Dining With Attractive Range Of Units
- Integral Garage And Tarmac Driveway Providing Excellent Parking And Storage
- Quiet Cul-De-Sac Position Within Popular Residential Development
- Bright Rear Lounge With Living Flame Gas Fire And Garden Access
- Principal Bedroom With Contemporary Ensuite Shower Room
- Generous Enclosed Rear Garden With Lawn And Patio Area



### Accommodation Comprises

#### Entrance Hall

#### Cloakroom

Low flush WC and pedestal wash hand basin.

#### Garage

16'0 x 12'4

Up and over door. Light and power. Plumbed for washing machine. Gas boiler.

#### Living/Dining

10'4 x 8'4

Laminated strip wood flooring.

#### Lower Level

#### Living Room

16'9 x 11'9

Laminated strip wood flooring. Attractive fireplace with living flame gas fire. PVC doors to rear.

#### Kitchen/Dining

21'2 x 11'4

Excellent range of high and low level units, single drainer stainless steel sink unit, space for range cooker, integrated dishwasher, laminated strip wood flooring, recessed spotlighting.

#### Upper Level

#### Bedroom 1

11'7 x 10'9

2 x velux windows.

#### En-suite

Comprising shower cubicle, low flush WC, vanity unit, fully tiled walls and flooring. Recessed spotlighting.

#### Bedroom 2

11'4 x 10'0

Laminated strip wood flooring. Velux.

#### Bathroom

Comprising panelled jacuzzi bath with handheld shower and overhead shower, vanity unit, low flush WC, fully tiled walls and flooring. Towel rail.

#### Bedroom 3

19'7 x 8'3

(at widest point) Split level bedroom - access to floored roofspace with velux window.

#### Bedroom 4

10'6 x 8'4

Laminated strip wood flooring.

#### Outside

Tarmac driveway leading to integral garage. Large patio area, garden in lawn with trees and shrubs.



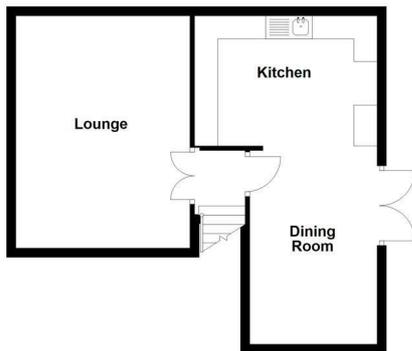




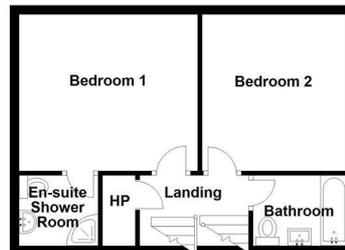




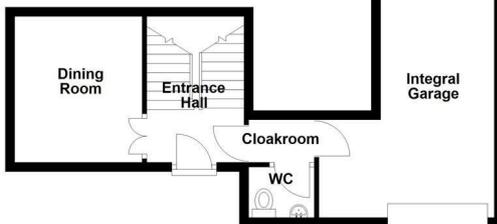
Lower Ground Floor



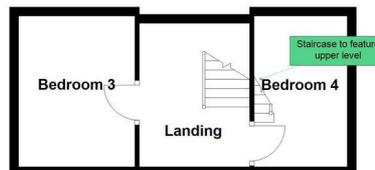
First Floor



Ground Floor



Upper First Floor



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | 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                            |   | 74                      | 80        |
|   |   | EU Directive 2002/91/EC |           |

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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