COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



64 Beech Heights, Wellington Square, Belfast, BT7 3LQ

- Spacious Mid Town House
- Lounge; Open Fire
- Bathroom; Shower Room; En Suite
- Gas Heating; PVC Double Glazing
- Private Balcony; Enclosed Rear Garden
- Four Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Utility Room; Integral Garage
- Private Driveway
- Well Sought After Area

Offers Over £335,000

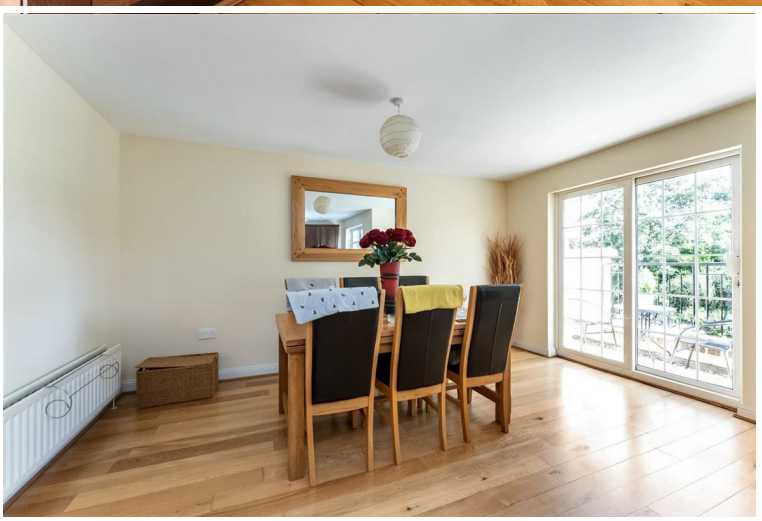
EPC Rating C





64 Beech Heights, Belfast, BT7 3LQ





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door. Tiled floor. Stairwell to first floor. Access to twin stores. Access to integral garage.

SHOWER ROOM

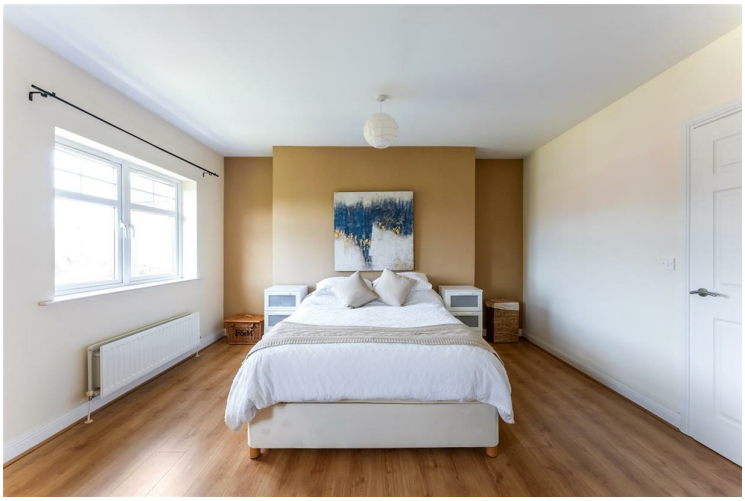
Contemporary, white, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Splashback tiling to sink. Tiled floor.

BEDROOM 4 13'11" x 11'2"

Wood laminate floor covering.

UTILITY ROOM 13'10" x 7'1"

Range of fitted low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to sink. Tiled floor. Hardwood, double glazed door to rear garden.







FIRST FLOOR

LANDING
Stairwell to second floor.

LOUNGE 18'6" x 14'0"
Open fire in granite fireplace with matching hearth and timber surround. Timber flooring. Feature windows to rear elevation.

BATHROOM
Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Splashback tiling to walls. Tiled floor.

KITCHEN THROUGH DINING ROOM 17'7" x 14'7" (wps)
Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, gas hob with stainless steel splashback and extractor hood over. Integrated fridge freezer, oven and dishwasher. Splashback tiling to walls. Timber flooring. PVC double glazed, sliding patio door leading to private balcony area.

SECOND FLOOR

LANDING
Access to roof space.

PRINCIPAL BEDROOM 19'3" x 14'0" (wps)
Wood laminate floor covering.

EN SUITE SHOWER ROOM
Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 14'9" x 9'9"
Wood laminate floor covering.

BEDROOM 3 13'11" x 7'5" (wps)
Wood laminate floor covering.

EXTERNAL
Private driveway area finished in brick pavior.
External lighting.
Outside tap.
Fully enclosed rear garden finished in lawn and paved patio area.
External power point.

INTEGRAL GARAGE 20'0" x 9'10"
Up and over door. Separate service door to entrance hall. Power, light and gas fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





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.



Well presented, four bedroom, mid town house property, situated within the highly sought after Wellington Square development, Annadale Embankment, South Belfast.

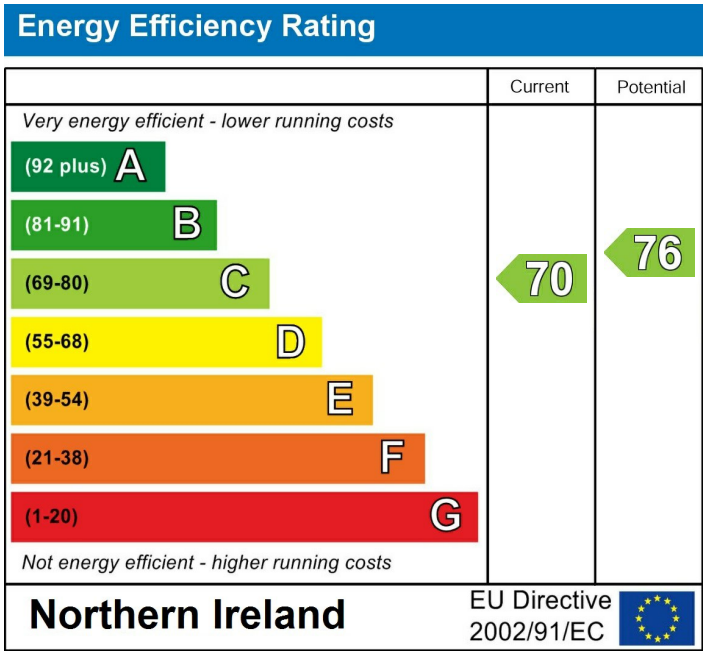
The property comprises entrance hall, shower room, utility room, lounge, kitchen through dining room, bathroom, and four well-proportioned bedrooms, to include principal en suite.

Externally, the property enjoys private driveway finished in brick pavior, integral garage, private balcony, and enclosed rear garden.

Other attributes include gas heating, PVC double glazing and convenient location.

Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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