



An excellent end townhouse in a prime residential development close to the South Belfast Ring Road at Belvoir. Conveniently positioned for the city bound commuter and similarly the many amenities in the surrounding area including several large shopping complexes and playing fields off the Newtownbreda Road.

The property offers bright, well-proportioned accommodation incorporating a spacious living room and dining area, a modern fitted kitchen, two bedrooms, (one with ensuite bathroom) and a shower room.

Additionally the property benefits from double glazed windows, oil fired central heating and a courtyard style garden area at the rear.

Offers Over  
£175,000

11 The Beeches,  
Newtownbreda Road,  
Belfast,  
BT8 6PP

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Viewing by  
appointment  
through agent  
028 9066 3030

- Excellent end townhouse in prime location
- Modern fitted kitchen
- Spacious living room and dining area
- Two double bedrooms, Principal Bedroom with ensuite bathroom
- Shower room
- Cul-de-sac location
- Convenient access to South Belfast Ring Road
- Close to several large shopping complexes



The Property Comprises:

### Ground Floor

Hardwood front door to . . . .

ENTRANCE HALL: Laminate wood effect flooring, understairs storage, study area.

LOUNGE WITH DINING AREA: 17'.8" x 16'.4"  
Laminate wood effect flooring, cornice ceiling, attractive fireplace with marble inset and hearth and gas coal effect fire. Door to rear.

MODERN FITTED KITCHEN: 8'.3" x 7'.6"

Range of high and low level units, work surfaces, glass display cabinet, space for cooker, extractor fan and hood, single drainer sink unit with mixer taps, plumbed for washing machine, plumbed for dish washer, part tiled walls, tiled floor.



## First Floor

LANDING: Access via Slingsby ladder to floored roofspace with light. Shelved hotpress.

BEDROOM (1): 13'.5" x 9'.10"

ENSUITE BATHROOM: White suite comprising panelled bath with mixer taps and shower attachment, low flush wc, pedestal wash hand basin, part tiled walls.

BEDROOM (2): 12'.3" x 9'.9"

SHOWER ROOM: Luxury suite comprising low flush wc, pedestal wash hand basin with splash tiling, fully tiled shower cubicle with Redring electric shower. Storage unit.

## Outside

Good sized enclosed rear patio style garden area to rear.

Estimated rate bill for current rating year until 31st March 2024 £1,129.41

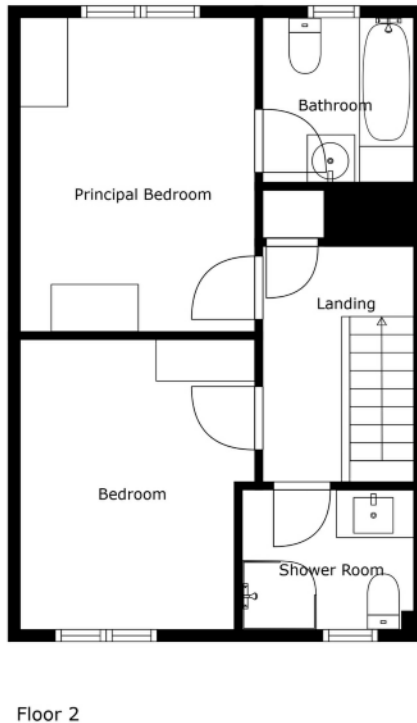
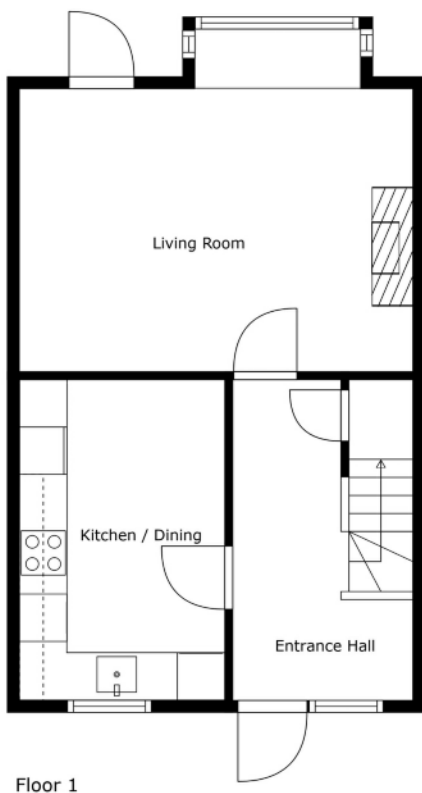


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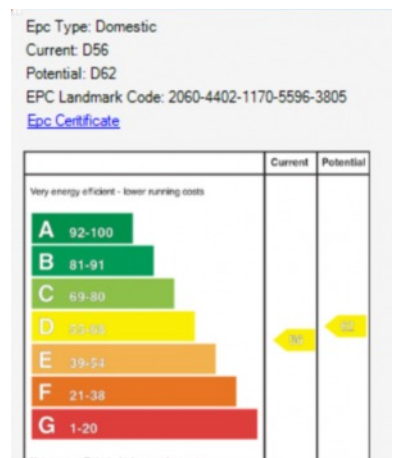
**Location:**

Continue over Shaws Bridge to roundabout at Belvoir Hospital and turn left onto Purdysburn Road and take the next left onto Newtownbreda Road, turn right into Brerton Crescent and then turn right again into The Beeches.



Sizes And Dimensions Are Approximate. Actual May Vary.

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 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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