



5 Rogers Park, Newtownbreda, Belfast, BT8 7BX

Asking Price £159,950

We are delighted to bring to you this fantastic extended semi-detached home which comprises of three good sized bedrooms, spacious lounge, extended kitchen / dining room and ground floor shower suite. Externally you will find an easily maintained garden with flagged patio slabs to the rear and well maintained garden with laid lawn to the front. The property also benefits from oil fired central heating and double glazing (bar kitchen windows).

Positioned in a quiet cul-de-sac located just off School Road in Newtownbreda, an excellent selection of primary and post primary schools, shopping facilities including Forestside Shopping Centre and Tesco Newtownbreda, and parks / open green areas such as Belvoir Park Forest & The Cregagh Glen are all found within walking distance. Public transport facilities are also found nearby on the Saintfield road giving residents and easy commute to Belfast city centre and its surrounding areas.

An excellent, chain free home for a first time buyer or young family looking to get onto the property ladder in the ever popular South East Belfast. Viewings are available now on request so make to sure to book in at your earliest convenience!

- Extended Semi-Detached Home
- Separate Lounge
- Ground Floor Shower Room
- Double Glazed (Bar Kitchen Windows)
- Quiet cul-de-sac close to many Shops, Parks and Transport links
- Three Good Sized Bedrooms
- Spacious Kitchen / Dining room
- Oil Fired Central Heating
- Enclosed Gardens to Front and Rear
- Excellent First Time Purchase

Energy Efficiency Rating		Current	Potential
(92-100)	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			

EU Directive 2002/91/EC

Entranced Hall

Glazed upvc front door opens onto entrance hall with access to under-stair storage.

Lounge 13'5" x 12'8" (4.11m x 3.87)



(at widest points) Spacious lounge with tiled fireplace and hearth. Laminate flooring.

Extended Kitchen 16'11" x 10'1" (5.17m x 3.08m)



Extended kitchen with a selection of upper and lower level units complete with formica worktops and stainless steel sink with drainer. Plumbed for washing machine. Wooden effect vinyl flooring. Glazed upvc door opens onto enclosed rear garden.

Ground Floor Shower Room 7'2" x 5'11" (2.19m x 1.81m)



Ground floor white shower suite comprising of corner electric shower cubicle with tiled splash back, pedestal wash hand basin and low flush w.c. Wooden effect vinyl flooring and upvc wall panelling. Recessed spotlights.

First Floor

Bedroom 1 8'10" x 6'2" (2.71m x 1.88m)



(at widest points) Access to hot press

Bedroom 2 10'7" x 8'2" (3.24m x 2.50m)



Bedroom 3 11'11" x 10'2" (3.64m x 3.10m)



Property Front



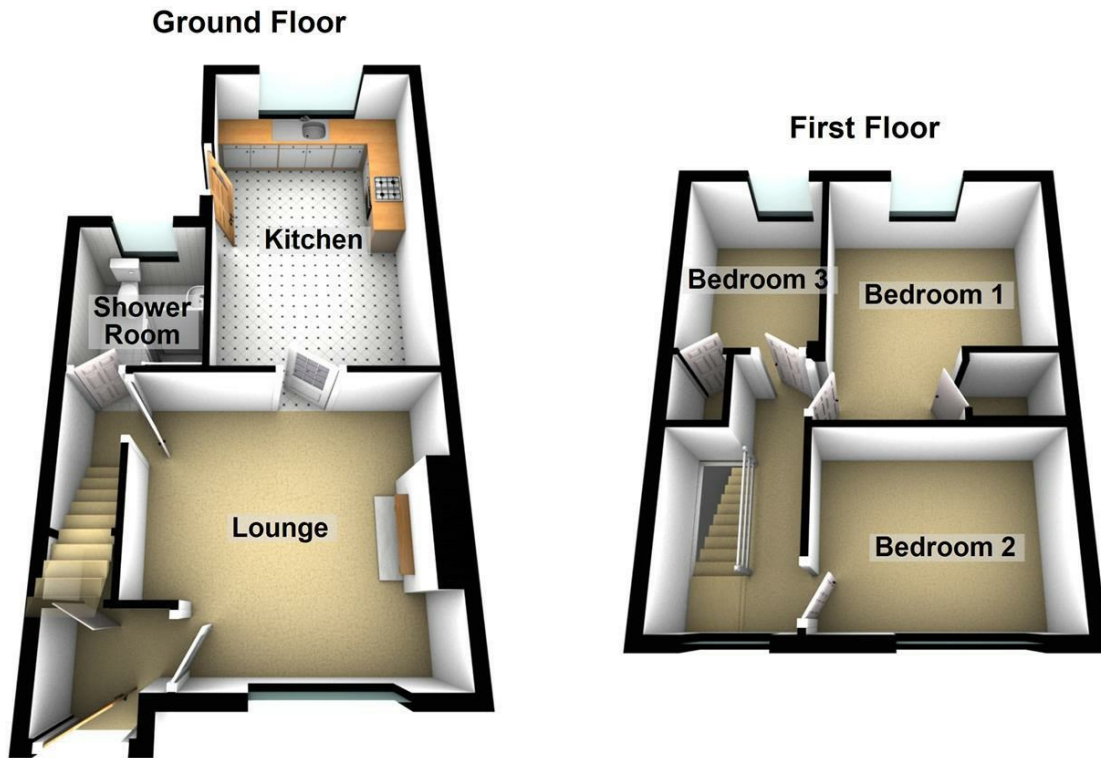
Enclosed garden with laid lawn bordered by mature hedges.

Enclosed Rear Garden

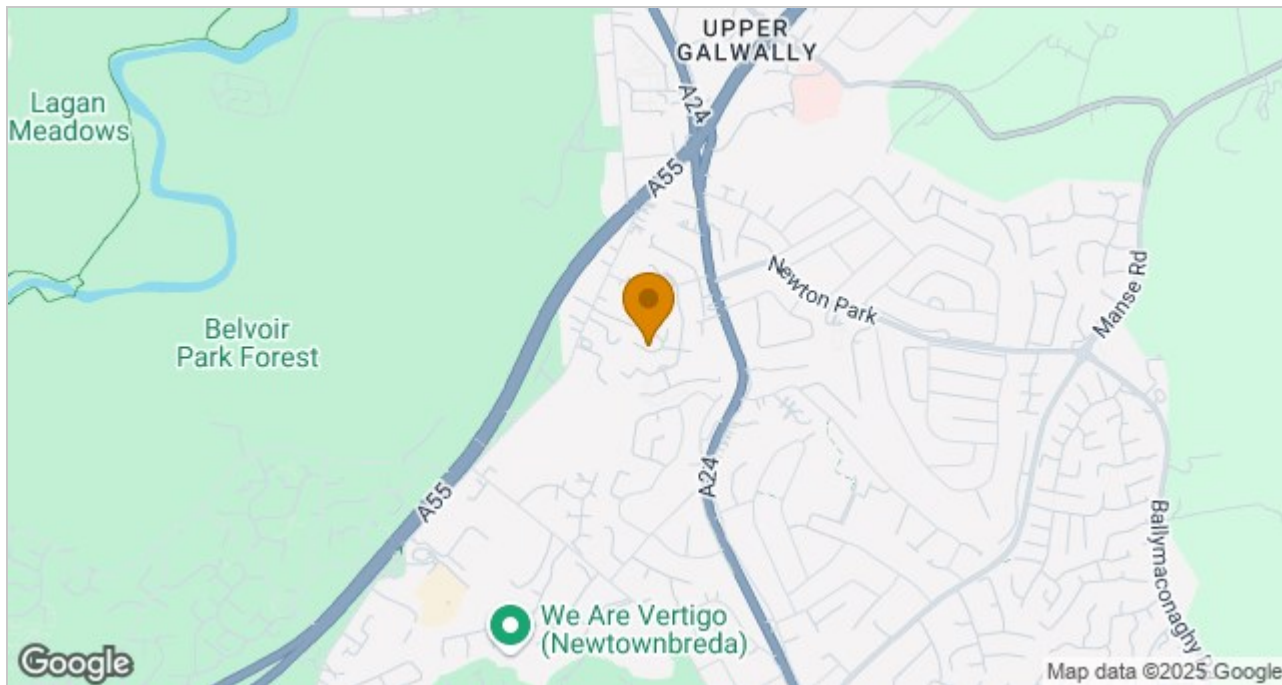


Low maintenance enclosed rear garden bordered by timber fencing and mature hedges covered in flagged patio slabs.

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.

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