



A delightful extended semi detached family home in a prime location close to local amenities with easy access to Belfast city centre, shopping centres and local schools.

The modern extended accommodation comprises, on the ground floor, a living room, dining room, extended modern fitted kitchen, utility room and ground floor shower room with wc.

Upstairs on the first floor are two well proportioned bedrooms and a deluxe bathroom. From the original third bedroom are stairs to a spacious roofspace bedroom with two Velux windows and storage in the eaves.

In addition the property benefits from uPVC double glazed windows, gas fired central heating and private garden area to the rear in paved patio and lawn. The front of the property has a parking area and private sitting area. We can highly recommend an internal inspection.

**Offers Over
£285,000**

44 Breda Park,
Saintfield Road,
Belfast,
BT8 6JR

Viewing by
appointment
through agent
028 9066 3030



- Superb extended semi detached family home
- Living room & spacious dining room
- Extended modern kitchen with range of units & plumbed for dishwasher
- Utility room plumbed for washing machine
- Excellent ground floor shower room
- 3 well proportioned bedrooms & deluxe family bathroom
- Gas fired central heating
- Double glazed windows
- Parking to front of property with border of mature shrubs
- Delightful mature rear garden with patio and lawn areas
- Convenient access to city centre via Saintfield/Ormeau Road
- Well positioned close to local shopping centre, schools & bus routes

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL: Understairs cloaks area.

LIVING ROOM: 14' 0" x 10' 2" (4.27m x 3.1m) Engineered laminate wood flooring.



DINING ROOM: 15' 11" x 12' 6" (4.85m x 3.81m) Engineered laminate wood flooring.



EXCELLENT KITCHEN: 12' 7" x 9' 0" (3.84m x 2.74m) Range of units, four ring gas hob, oven with stainless steel extractor fan above, microwave, plumbed for American fridge freezer, single drainer stainless steel sink unit with mixer tap, plumbed for dishwasher, ceramic tiled floor, underfloor heating.



UTILITY ROOM: Range of units, plumbed for washing machine stainless steel sink unit with mixer tap, ceramic tiled floor.

SHOWER ROOM: Shower cubicle, low flush wc, vanity unit, ceramic tiled floor.



First Floor

LANDING:

BEDROOM (1): 11' 7" x 9' 6" (3.53m x 2.9m)



BEDROOM (2): 12' 7" x 9' 6" (3.84m x 2.9m)



BATHROOM: Panelled bath, low flush wc, pedestal wash hand basin, vanity unit, heated towel rail, ceramic tiled floor.



Second Floor

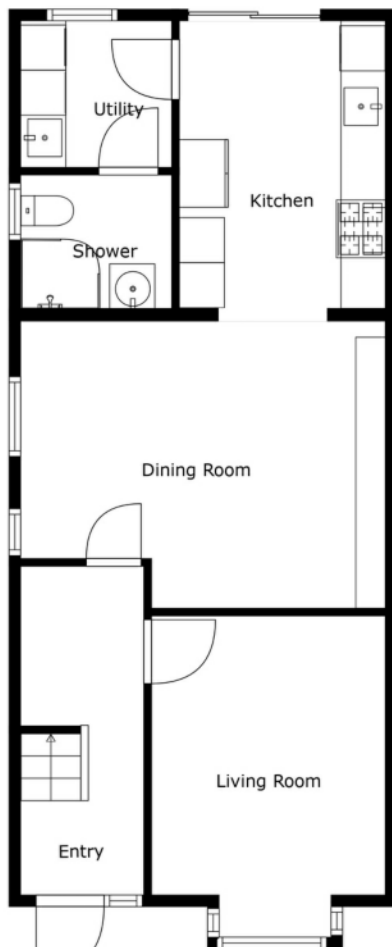
BEDROOM (3): 14' 6" x 14' 0" (4.42m x 4.27m) Two Velux windows, storage in eaves.



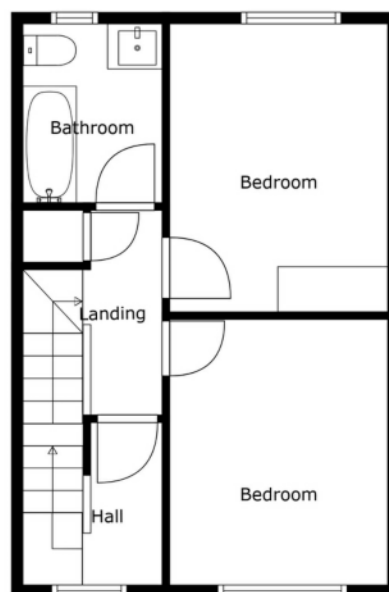
Outside

Parking area to the front with shrub border giving privacy. Delightful mature rear garden with paved patio and lawn, shrub border and trees to rear giving an excellent degree of privacy. Garden shed with electric supply.

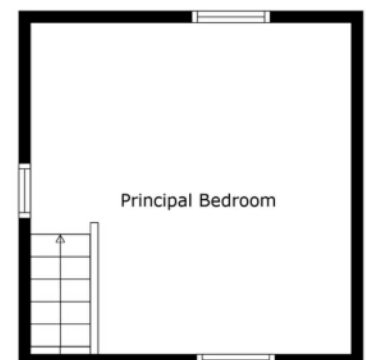




Floor 1



Floor 2

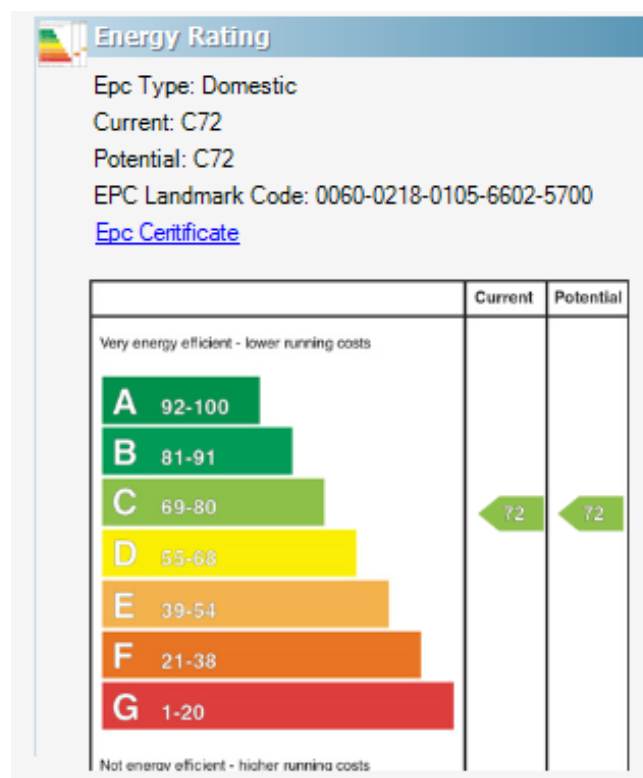


Floor 3

Sizes And Dimensions Are Approximate. Actual May Vary.

Telephone 028 9066 3030

www.templetonrobinson.com



Location:

Head up Breda Park first left on Saintfield Road after Forestside. On Newton Park from Saintfield Road then first left.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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