



27 Woodbreda Park, Saintfield road, Belfast, Antrim, BT8 7HY

£995 Per Month

Woodbreda Park is a quiet residential area located just off the Saintfield Road in the ever popular South East Belfast. With an excellent selection of primary and post primary schools, shopping facilities, parks and transport links into Belfast and the surround areas, all your daily family needs are never far from your front door.

The property itself is a beautiful semi-detached home that comprises of three good sized bedrooms, spacious lounge open to dining area, modern fitted kitchen and contemporary white shower suite on the first floor. The property also benefits from a low maintenance enclosed rear garden, gas fired central heating and upvc double glazing.

With demand continuing to surge for properties in the area, make sure to arrange a viewing at your earliest opportunity!

- Beautifully Presented Semi-Detached Home
- Spacious Lounge open to Dining Area
- White Shower Suite
- Upvc Double Glazing
- Available Immediately
- Three Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Enclosed Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		

Entrance Hall 5'2" x 4'7" (1.58m x 1.40m)



Glazed upvc front door and surround opens onto entrance hall with carpeted flooring.

Lounge 13'1" x 12'3" (3.99m x 3.75m)



Laminate flooring.

Dining Area 11'1" x 7'1" (3.38m x 2.16m)



Upvc patio doors open onto enclosed rear garden. Laminate flooring.

Modern Fitted Kitchen 8'9" x 9'5" (2.69m x 2.88m)



Selection of upper and lower level white gloss units with formica worktops, complete with stainless steel sink with drainer and electric oven with four ring gas hob. Plumbed for washing machine. Part tiles walls and tiled flooring. Glazed upvc door give access to enclosed rear garden.

First Floor

Bedroom 1 12'4" x 8'9" (3.78m x 2.67m)



Built-in storage

Bedroom 2 9'2" x 9'4" (2.80m x 2.86m)



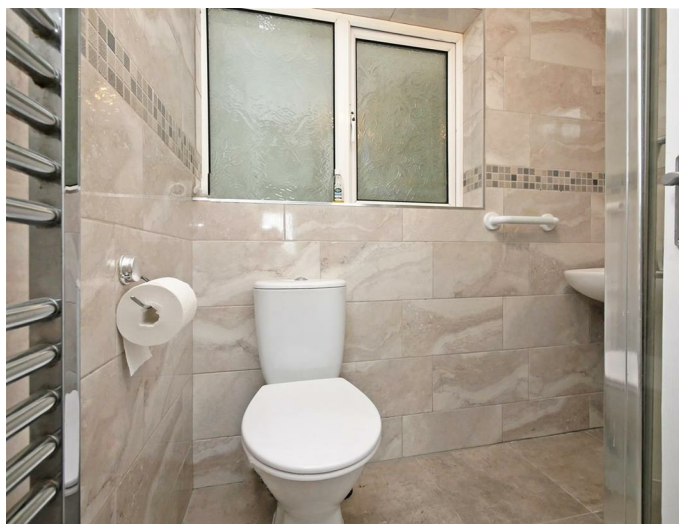
Built-in storage

Bedroom 3 9'2" x 7'3" (2.81m x 2.22m)



(at widest points) Built-in storage.

White Shower Suite 6'5" x 5'3" (1.97m x 1.61m)



White shower suite comprising of low flush w.c, pedestal wash hand basin, shower cubicle and heated chrome towel rail. Tiled walls and flooring.

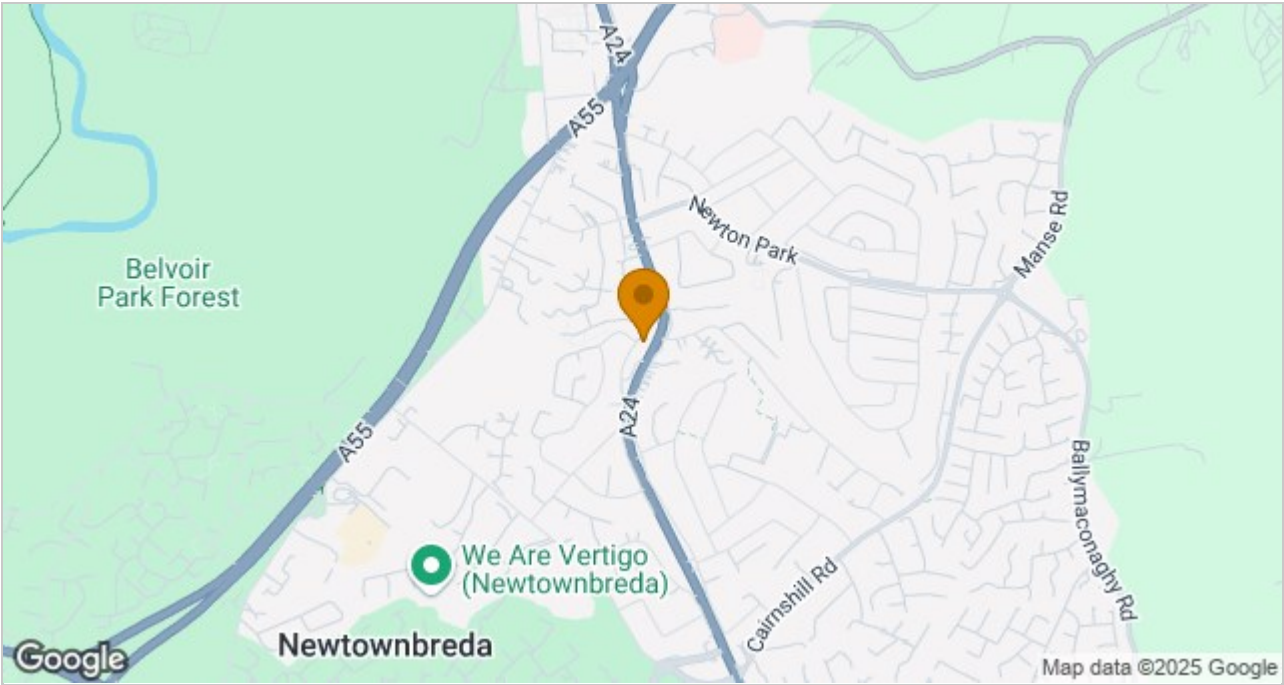
Enclosed Rear Garden



Enclosed rear garden with patio area bordered by timber fencing.

Floor Plan

Area Map



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