



Stunning New Build

5a Newton Park, Belfast, BT8 6LL

Asking Price £250,000

Dougan
RESIDENTIAL & COMMERCIAL

Telephone 028 9030 8855
www.douganproperty.com

5a Newton Park, Belfast, BT8 6LL

LOCATION

Excellent location on Newton Park in the Four Winds area of South Belfast. This development could not be better positioned - all the amenities of the Saintfield Road and The Four Winds Bar and Restaurant are within walking distance. Furthermore a number of established and highly regarded schools including Carinshill Primary School, Wellington College and Aquinas Grammar School are located in the vicinity. In addition a host of social, recreational and leisure facilities are located close by including Forestside Shopping Complex, River Lagan and Ormeau Park. Belfast City Centre is easily accessible with public transport links on your door step making this a highly convenient location.

DESCRIPTION

The property is finished to the highest of standards with a full turnkey specification and has the added benefit of driveway parking to the front and pavior brick gardens to the rear. This stunning 4 bedroom detached extends to c. 1,360 sq ft. This property has been designed to be maintenance free with a mixture of red bricks and K-Rend coloured render and uPVC windows and fascia boards making this an ideal purchase for someone seeking a large detached with minimal upkeep.





TUNM KEY SPECIFICATION INCLUDES:

Kitchen and Utility

- Shaker style High quality handmade units with granite worktops.
- Integrated branded appliances to include dishwasher, fridge/freezer, oven, gas hob and extractor hood.
- Washing machine and tumble dryer in Utility Room.
- Worcester Gas Boiler in Utility Room
- Chrome recessed LED down lighters to ceiling in kitchen.

Bathrooms, En-suites and WCs

- Contemporary white sanitary ware with chrome fittings.
- Separate fully tiled shower cubicle in ensuite
- Chrome recessed LED down lighters in ceilings

Floor Coverings and Tiling

- Ceramic tiled floor to hallway, kitchen, bathrooms, en-suites and WC's.
- Tiled splash backs to area around baths and behind wash hand basin.
- Laminate wooden flooring in living room.
- Carpets to bedrooms, stairs and landings.

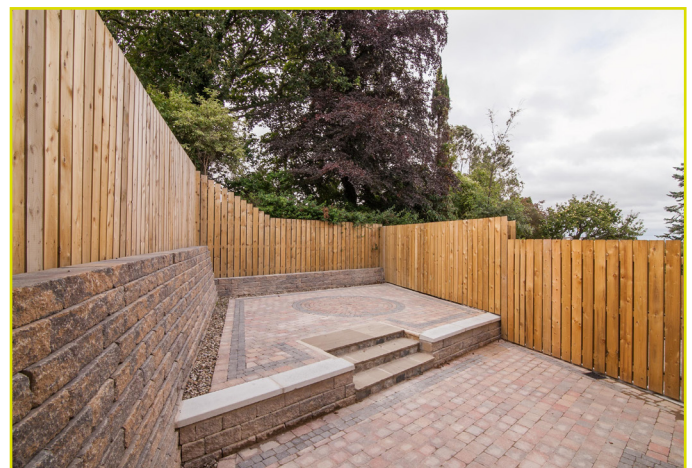
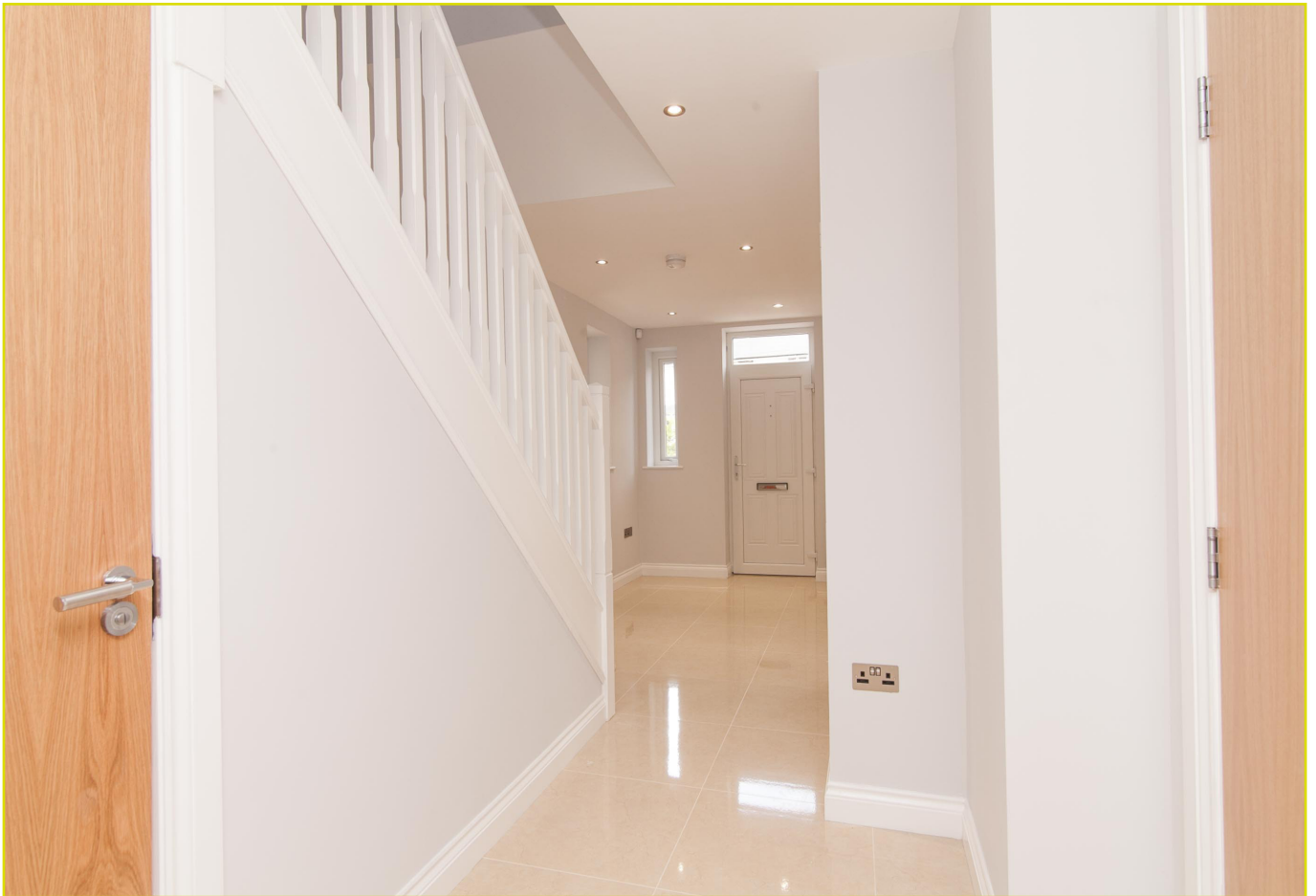
Internal Features

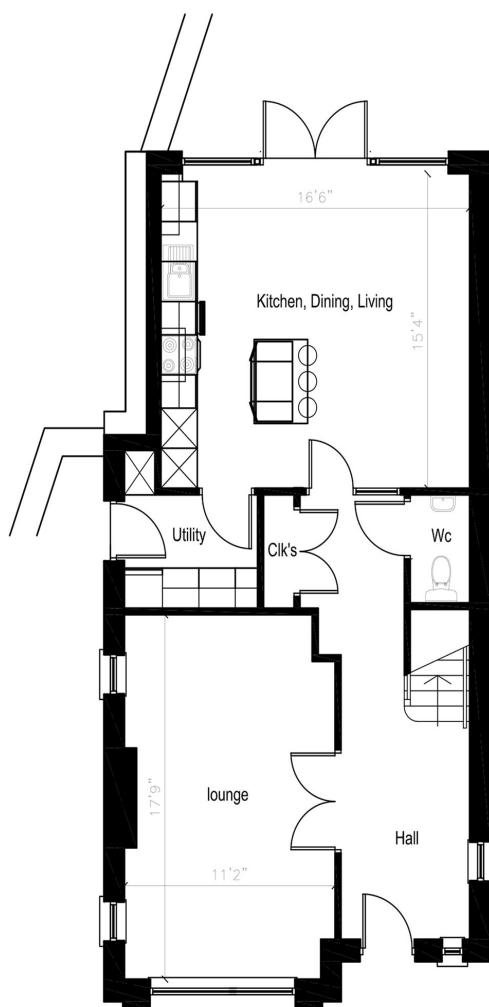
- Internal décor, walls and ceilings painted.
- Recessed LED lighting to hall, kitchen, family room and bedrooms.
- Red brick fireplace with granite hearth and piped for gas.
- Comprehensive range of electrical sockets with chrome finish switches and telephone points.
- Wiring for multipoint satellite/TV system in living room and bedrooms,
- Electronic multi-point intruder detection system.
- Radiator installation throughout with separate time control to ground and first floor.
- Excellent storage throughout.

External Features

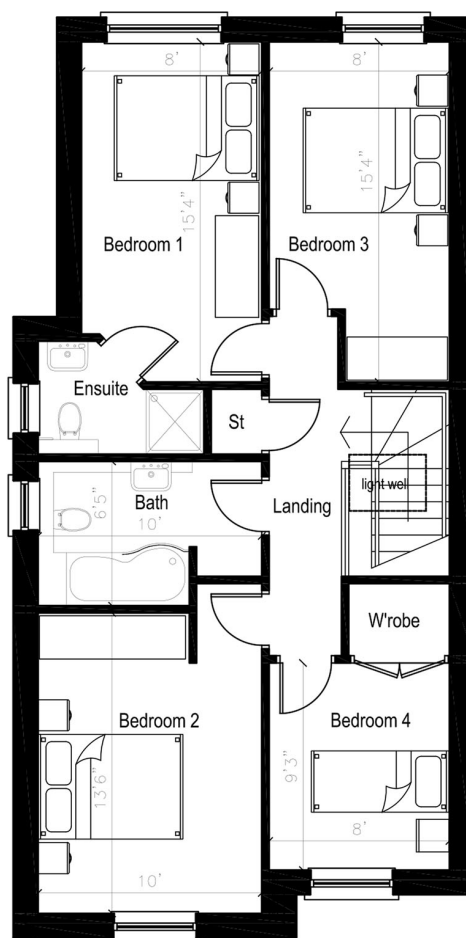
- Mixture of red bricks and K-Rend maintenance free coloured render.
- Concrete roof tiles with PVC maintenance free fascias and soffits.
- PVC maintenance free double glazed windows and doors.
- Pavior brick driveways and rear garden areas.
- Outside water tap.
- Boundary fencing to side and rear.







GROUND FLOOR PLAN



FIRST FLOOR PLAN

COMPRISES

Ground Floor

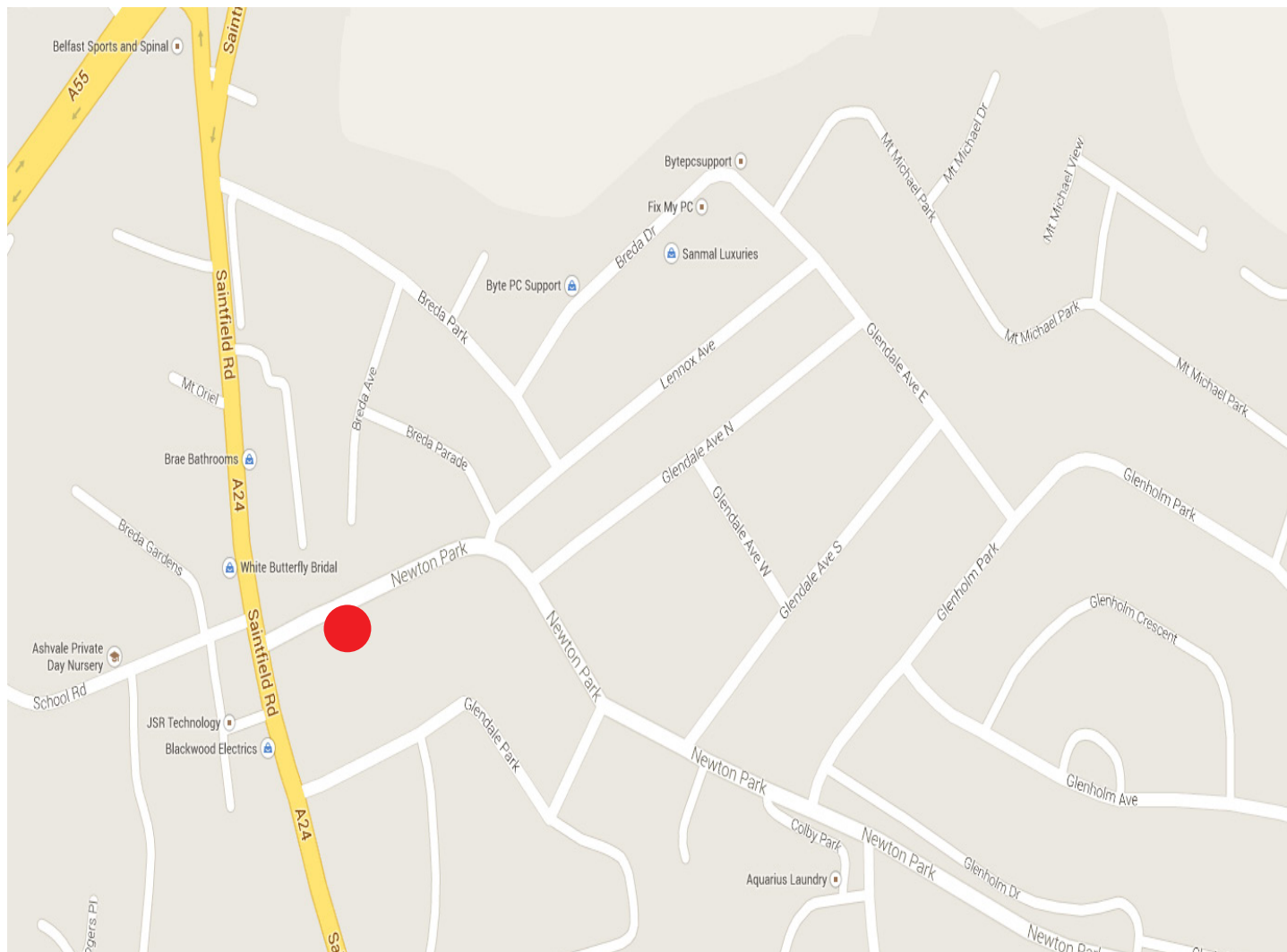
Entrance Hall
 Living Room 17'9" x 11'12"
 Kitchen/Dining/Living 16'6" x 15'4"
 Utility Room
 WC

First Floor

Master Bedroom..... 15'4" x 8'
 Ensuite
 Bedroom 2..... 13'6" x 10'
 Bedroom 3..... 15'4" x 8'
 Bedroom 4..... 9'3" x 8'
 Bathroom

FURTHER INFORMATION

For further information and viewing arrangements please contact our office on 028 9030 8855.



Travelling up the Saintfield Road from Belfast, turn left onto Newton Park. The property is located on the right hand side.



RICS



**EPC
REQUESTED**

Dougan

RESIDENTIAL & COMMERCIAL

Unit 6 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG

Telephone 028 9030 8855 Facsimile 028 9061 2252

Email info@douganproperty.com

Web www.douganproperty.com

Dougan Residential & Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential & Commercial or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential & Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential & Commercial has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential & Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.