

# GERARD MCCLINTON

ESTATE AGENT



## 3 Breda Avenue

Saintfield Road, Belfast, BT8 6JS

Offers in the region of £189,950



Located in a quiet cul de sac off the Saintfield Road, this detached bungalow sits on an extensive, private and beautifully maintained site. While the property does require updating, the site offers vast potential for extension, so buyers have the possibility of simply remodelling the property or extending it and creating a fabulous home.

The accommodation currently comprises, a comfortable living room with fireplace and open fire, a separate dining room, and the kitchen to the rear. There are two bedrooms, the master is a large double bedroom with a range of built in robes.. Two bathrooms complete the accommodation. The main bathroom has a coloured suite, the other is a wet room with non slip floor and walk in shower cubicle. This shower room would have originally been part of the second bedroom and could easily be reinstated to its original layout.

Minutes from Forestside Shopping Centre and the bustling Ormeau Road along with easy access to the Outer Ring, this property offers convenience to a wide range of local amenities, schools, shops and leisure facilities along with the feeling of space and privacy.



### Entrance Porch

Upvc double glazed door to front, attractive tiled floor

### Entrance Hall

Wooden entrance door with leaded light glazing, laminate wooden floor, radiator

### Living Room 14'2" x 12'4" (4.33 x 3.76)

Upvc double glazed bay window to front, radiator, feature fireplace with open fire, mahogany surround, tiled hearth and decorative tiled inset

### Dining Room 12'4" x 11'6" (3.77 x 3.52)

Upvc double glazed window to rear, large built in storage cupboard, laminate wooden floor, radiator

### Kitchen 10'11" x 7'2" (3.33 x 2.19)

Upvc double glazed window to rear overlooking the extensive rear garden, Upvc double glazed door, radiator, range of white fitted wall and base kitchen units with black granite effect laminate worktops, single drainer sink unit, space for cooker, space for washing machine, space for Fridge Freezer

### Bedroom 1 13'8" x 12'5" (4.18 x 3.8)

Upvc double glazed bay window to front, radiator, range of built in robes

### Bedroom 2 11'5" x 6'5" (3.5 x 1.97)

Upvc double glazed window to rear, radiator, built in mirrored sliderobe

### Shower Room 8'2" x 4'2" (2.5 x 1.28)

Originally this room would have been part of Bedroom 2. To create this wet room this space was taken from Bedroom 2 however the suite could easily be removed and the room reinstated back to its original layout as part of Bedroom 2. Currently comprises a non slip floor, walk in shower cubicle, part tiled walls, pedestal wash hand basin and low flush wc

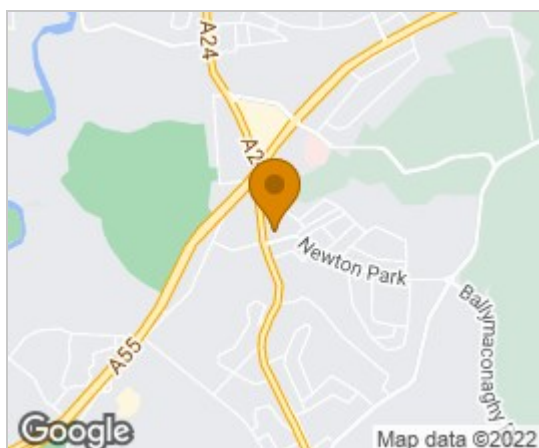
### Bathroom 8'0" x 5'11" (2.45 x 1.81)

Upvc double glazed window, radiator, tile effect vinyl flooring, coloured suite comprising panelled bath with shower attachment, low flush wc, pedestal wash hand basin, tiled walls, extractor fan, access to roofspace, airing cupboard housing hot water cylinder

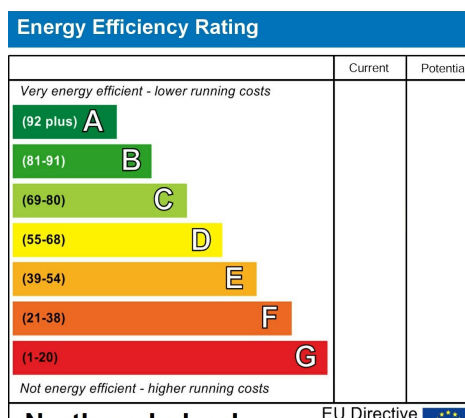
### Outside

Front garden, side pedestrian access to rear garden, extensive rear garden laid to lawn with gated access to rear vehicle lane which leads to the Saintfield Road. This access offers the potential for rear parking.

### Area Map



### Energy Efficiency Graph



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