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25 Breda Drive

Saintfield Road
BT8 6JU

Offers Over £179,950

25 BREDA DRIVE, SAINTFIELD ROAD, BT8 6JU

- **Semi Detached Property in an Extremely Convenient Location**
- **Good Sized Lounge**
- **Kitchen with Dining Area**
- **3 Bedrooms**
- **Bathroom with White Suite**
- **Gas Central Heating / Double Glazed Windows**
- **Well Presented Throughout**
- **Driveway Parking**
- **Private Rear Garden with Sitting Area**
- **Convenient to Local Amenities Including Shops, Public Transport and Leading Schools**



This attractive semi-detached property is situated on private site in a prime location just off the ever popular Saintfield Road and Newtownbreda Road.

The property is well presented and tastefully decorated by the current owners and offers spacious, well-proportioned accommodation.

The internal accommodation briefly comprises an entrance hall, good sized lounge and a fitted kitchen along with the bathroom on the ground floor. On the first floor there are three well-proportioned bedrooms.

The internal accommodation is perfectly complimented by the front garden and generous, private rear garden in lawns with sheltered sitting area. In addition, the property benefits from gas fired central heating, double glazed windows and driveway parking.

This fine home is ideally located close to many local amenities including shops and public transport whilst being convenient to Forestside Shopping Complex. In addition, there are numerous leading schools in close proximity.





PROPERTY COMPRISES

uPVC double glazed front door to entrance hall.

ENTRANCE HALL Cloaks cupboard, laminate wood effect floor.

LOUNGE 13' 7" x 13' 0" (4.14m x 3.96m) Laminate wood effect, hole in wall fireplace with granite hearth.

KITCHEN WITH DINING AREA 16' 0" x 9' 1" (4.88m x 2.77m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, 4 ring gas hob with electric oven under and extractor fan over, plumbed for dishwasher, part tiled walls, tiled floor, uPVC double glazed door to rear.

INNER HALLWAY

BATHROOM White suite comprising panelled bath with Mira shower over, low flush WC, pedestal wash hand basin, part tiled walls, tiled floor.

FIRST FLOOR LANDING Access to roof space.

BEDROOM 1 12' 2" x 10' 1" (3.71m x 3.07m)





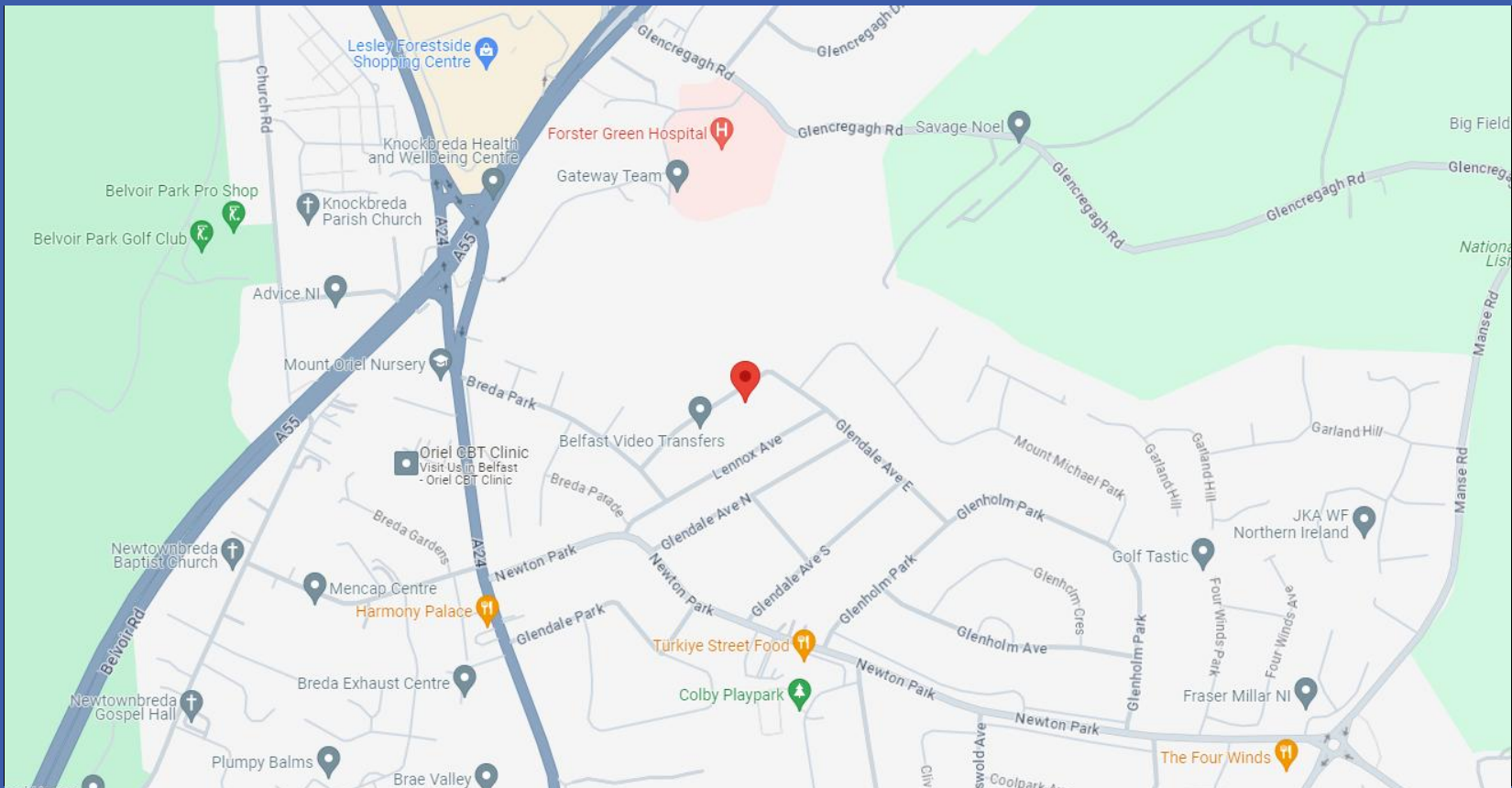
BEDROOM 2 10' 9" x 8' 2" (3.28m x 2.49m) With built in robes and storage.

BEDROOM 3 9' 0" x 6' 2" (2.74m x 1.88m)

OUTSIDE Front gardens and lawns, driveway with parking, detached garage, no vehicle access. Raised rear garden in lawns with sheltered sitting area.







Directions:

Heading out of Belfast on Saintfield Road, turn left in to Breda Drive

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 67 D | 67 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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