



8 Newtownbreda Court, Belfast, BT8 7AF

Asking Price £235,000

Situated in Newtownbreda Village, this end town house offers convenience to many local amenities, such as Tesco Newtownbreda, Forestside Shopping Centre, the outer Ring, leading schools and the Cairnshill Park and Ride. Internal accommodation comprises three bedrooms, master with en-suite, two receptions, modern fitted kitchen with casual dining area and white bathroom suite on first floor. An excellent home for the young professional or family hoping to purchase a home within the BT8 area.

- End Town House
- Master En-Suite
- Modern Fitted Kitchen/Dining
- Oil Fired
- Enclosed Side & Rear
- Three Bedrooms
- Lounge Open to Dining Room
- White Bathroom Suite
- Driveway to Front

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		55	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Entrance Hall



Wood panelled front door with glazed side panels to entrance hall, laminate flooring. Under-stairs storage.

Lounge 15'11 x 13'2 (4.85m x 4.01m)



Hole in the wall fireplace, laminate flooring. Spot-lights. Double french doors to dining room.



Dining Room 13'2 x 9'7 (4.01m x 2.92m)



Laminate flooring. Double glazed doors to patio.

Fitted Kitchen/Dining 22'1 x 10'0 (6.73m x 3.05m)



Range of high and low level units, glazed cabinets, wood effect work tops, built-in-hob and under oven, fridge freezer and washing machine, breakfast bar, part tiled walls. Tiled flooring. Spot-lights.





First Floor

Bedroom One 15'5 x 13'2 (4.70m x 4.01m)



(at widest points) Wall to wall mirrored slide robes.



En-suite



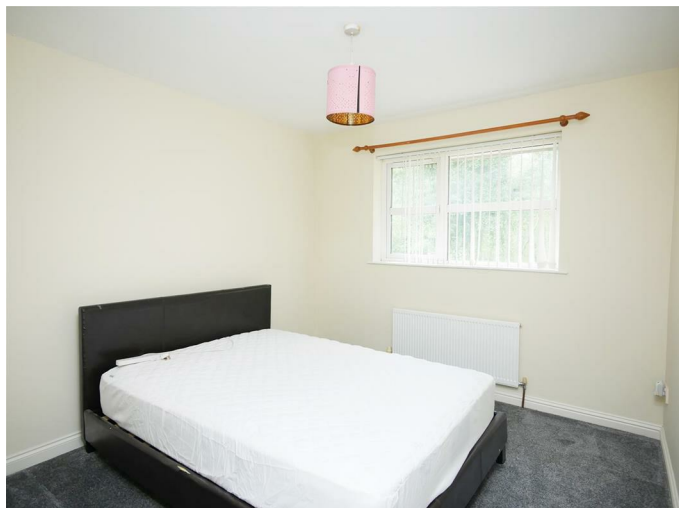
Comprising walk in shower cubicle, with shower unit, pedestal wash hand basin and low flush w.c Part tiled walls. Tiled flooring.



Bedroom Two 10'2 x 10'1 (3.10m x 3.07m)



Bedroom Three 10'2 x 9'7 (3.10m x 2.92m)



Bathroom Suite



White suite comprising panelled bath with mixer taps and shower , pedestal hand basin and low flush w.c Fully tiled walls. Spot-lights.
Hot-press.

Outside Front

Front garden laid in lawn.
Driveway with ample parking.

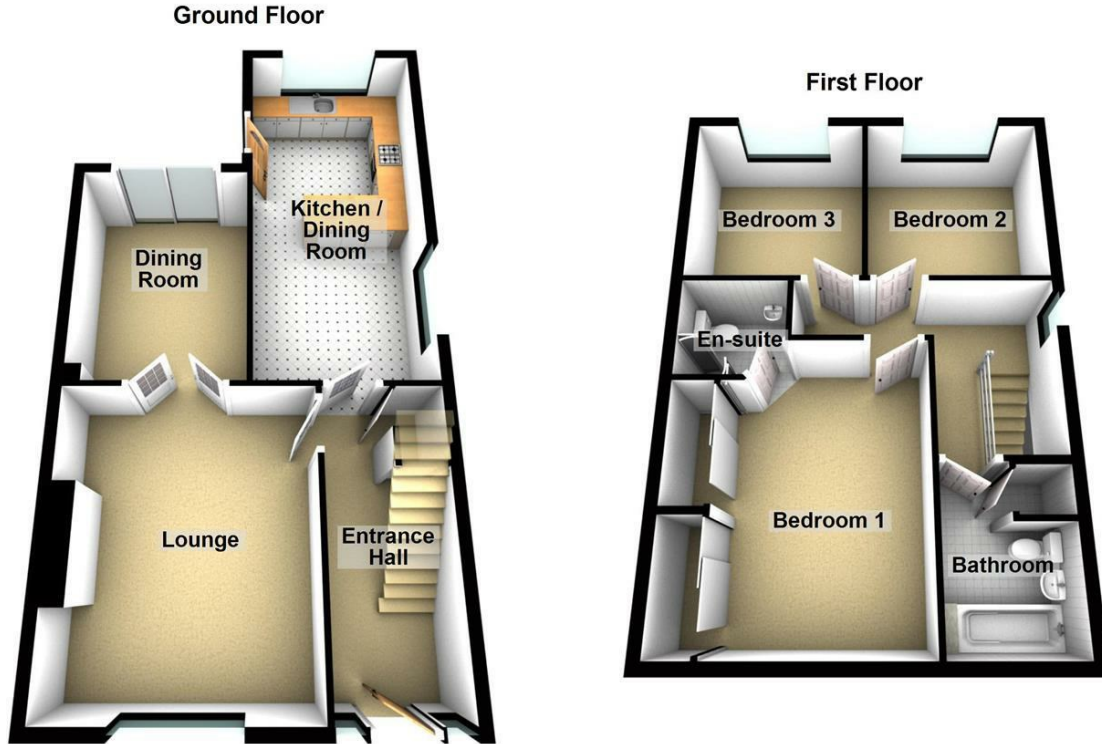
Outside Side and Rear



Loose stone area to side and enclosed patio area to rear. Wooden storage shed.

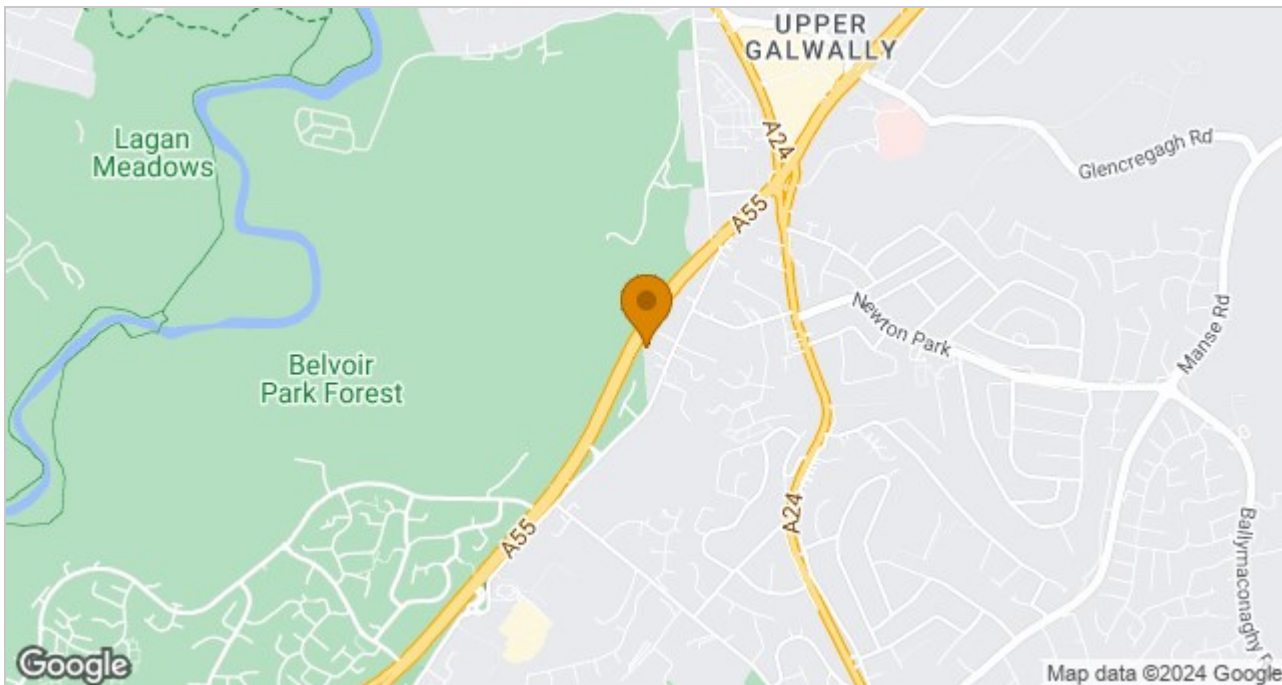


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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