


20 Woodbreda Drive, Belfast,
County Down, BT8

Asking Price: £184,950

 **Reeds Rains**

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Asking Price: £184,950

EPC Rating: D

A stunning semi-detached home in a highly sought after location.

DESCRIPTION

An excellent opportunity to purchase a stunning semi-detached home in the ever popular area of Woodbreda, just off the Saintfield Road in South East Belfast.

Internally, the home offers spacious and modern accommodation throughout, to include a bright living room which is partially open plan to the dining area and modern kitchen. Moving to the first floor, there are three very generous bedrooms and an impressive bathroom suite. Outside the property there is a driveway to the front with space for two cars, a front garden laid in lawn and a stunning rear garden also laid in lawn, with plants and shrubs.

The location is in the catchment area for many leading primary, grammar and secondary schools, making the home very attractive to the first time buyer and growing family. Local amenities such as Forestside Shopping Centre are a only a few minutes away, and the bustling Ormeau Road and Belfast City Centre, are also within a short commute.

We would recommend early viewing to avoid any disappointment.

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with laminate flooring and composite front door.

Living Room

Bright living room with carpet flooring, spotlighting and open fireplace.

Kitchen & Dining Room

A modern kitchen with an excellent range of high and low level units, an integrated fridge freezer, four-ring gas hob, electric oven, 1.5 drainer with mixer tap, a stainless steel

extractor hood, and a breakfast bar. There is also space for dining, and the kitchen has been finished with a tiled floor and has a pvc door leading to the rear garden.

FIRST FLOOR

Bedroom One

Spacious double bedroom with carpet, built-in robe and outlook to the front.

Bedroom Two

Double bedroom with carpet and outlook to the rear garden.

Bedroom Three

Generous third bedroom with carpet and outlook to the front.

Bathroom

A modern bathroom with three piece suite to include a bath with thermo-controlled shower overhead, a low flush wc, and a wash hand basin with mixer tap and vanity unit. The bathroom has been beautifully finished with vinyl flooring, pvc wall panelling, and a tongue and groove panelled ceiling.

OUTSIDE

On the outside of the property, there is a driveway with space for two cars, a front garden laid in lawn and a superb rear garden lain in lawn and with plants and shrubs.

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All Measurements
All Measurements are Approximate.

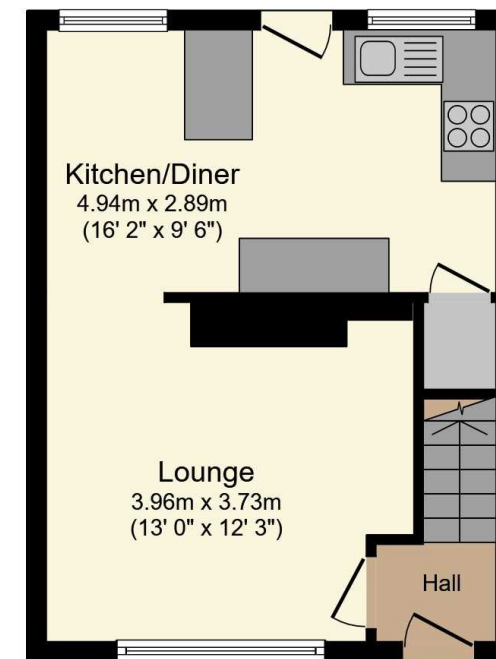
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

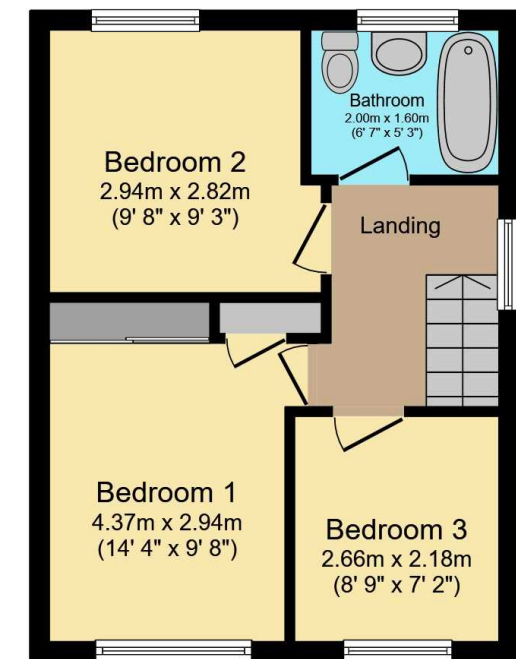
Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 66.4 m² (715 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Other important information which you will need to know about this property can be found at reedsrains.co.uk