



## 14-16 Breda Avenue, Belfast, BT8 6JS

**Asking Price £149,950**

Situated in the ever popular Four Winds location 14-16 Breda Avenue offers great potential for development subject to planning approval.

The current internal layout offers two bedrooms, two reception rooms, fitted kitchen and bathroom.

The additional dwelling is in a poor state of repair and would not be in a habitable condition. This could be an ideal opportunity to develop this plot either for a replacement dwelling of a pair of semi detached home (subject to planning)

- Site Potential (Subject To Planning Approval)
- Current Semi Detached Bungalow Comprises
- Two Reception Rooms
- Attached Building In Poor State Of Repair
- Current Vendors Have Never Sought New Planning Approvals
- Semi Detached Bungalow With Additional Dwelling to the Side
- Two Bedrooms
- Fitted Kitchen & Bathroom
- Property To Be Bought As Seen

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F	20	
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



### **14 Breda Avenue Comprises**

**Lounge 11'5 x 10'9 (3.48m x 3.28m)**

**Living Room / Bedroom Three 16'2 x 11'2 (4.93m x 3.40m)**

**Kitchen Facility 14'0 x 9'4 (4.27m x 2.84m)**

**Access to lean to conservatory**

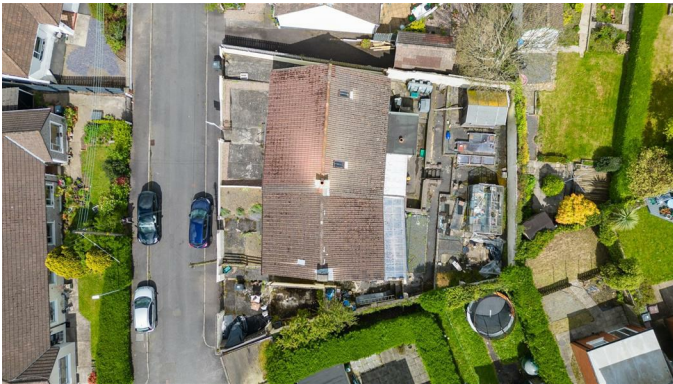
**Bedroom One 12'0 x 9'5 (3.66m x 2.87m)**

**Bedroom Two 11'8 x 9'4 (3.56m x 2.84m)**

**Bathroom Suite**

### **16 Breda Avenue**

**This property is of a similar size however would be in a bad state of repair.**





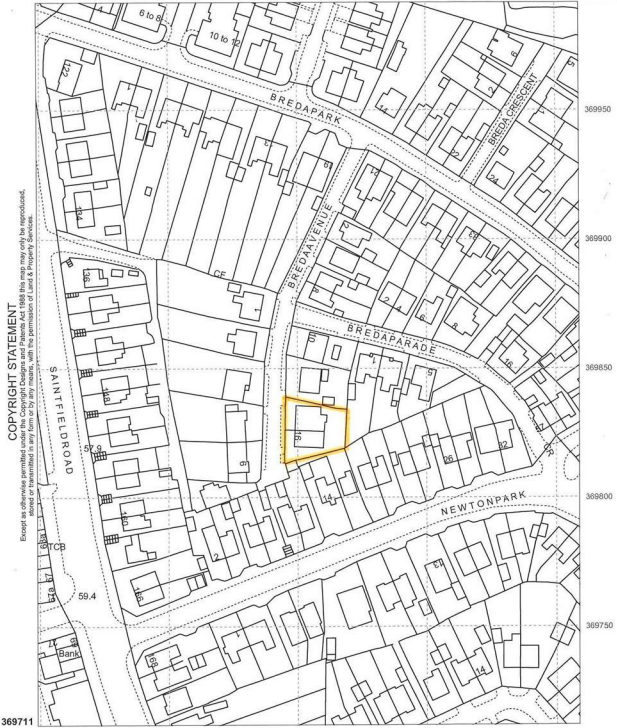
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**14 BREDA AVENUE, BREDA, BELFAST, BT8 6JS, 185060076**

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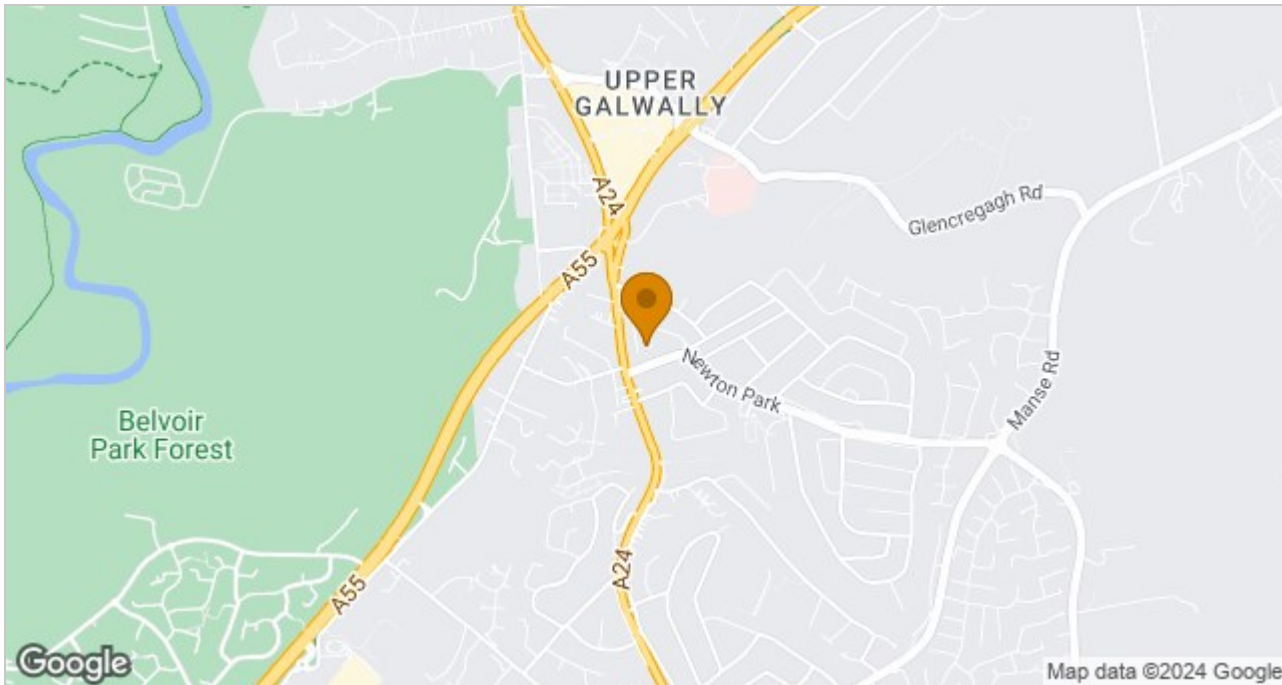
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## Floor Plan

## Area Map



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