



## 66 Forest Grove, Newtownbreda Road, Belfast, BT8 6AR

**Asking Price £269,950**

66 Forest Grove is a modern and spacious end townhouse located just off the Newtownbreda Road, offering convenience to many local amenities to include the Tesco Superstore and Forestside shopping Centre, leading schools and the Outer Ring providing easy access to most areas of the City. Internally this property offers spacious, versatile accommodation over three floors, with four well proportioned bedrooms, the master bedroom with en-suite shower room, family room and shower room on the ground floor, lounge open to dining area on 1st floor, Kitchen with casual dining, utility room and white bathroom suite. This deceptively spacious home also offers Gas fired central heating, double glazing, integral garage and enclosed low maintenance garden area to rear finished with artificial grass help to make this property not only an excellent first time purchase, but an equally good family home.

- Spacious end townhouse
- Lounge / dining on the 1st floor
- Kitchen / dining plus additional utility room
- Ground floor shower room
- Attached integral garage/ parking to the front for 2 cars
- Four Bedrooms, 3 on the upper floor
- Family room on the lower floor
- White Bathroom suite
- Gas heating / double glazed windows
- Enclosed low maintenance gardens to the rear

| Energy Efficiency Rating |   | Current                 | Potential |
|--------------------------|---|-------------------------|-----------|
| (92-100) A               | Key energy efficient - lower running costs  |                         |           |
| (81-91) B                |   |                         |           |
| (69-80) C                |   | 73                      | 74        |
| (55-68) D                |   |                         |           |
| (39-54) E                |   |                         |           |
| (21-38) F                |   |                         |           |
| (1-20) G                 | Not energy efficient - higher running costs |                         |           |
| Northern Ireland         |   | EU Directive 2002/91/EC |           |

**Entrance Hall 6'2" x 19'8" (1.89m x 6.01m)**



Glazed upvc front door and side panel opens onto spacious entrance hall with laminate flooring.

**Shower Room 9'11" x 2'7" (3.03m x 0.81m)**



White shower suite comprising of pedestal wash hand basin with stainless steel mixer taps, w.c and shower cubicle.

**Bedroom 4 11'7" x 11'11" (3.55m x 3.64m)**



(at widest points) Laminate flooring.

**Family Room 10'7" x 11'6" (3.25m x 3.52m)**

(at widest points) Laminate flooring. Glazed upvc door opens onto enclosed rear garden.

**First Floor**

**Lounge / Dining Room 18'5" x 18'3" (5.63m x 5.57m)**



(at widest points) Spacious open plan lounge / dining area with wooden mantelpiece and cast iron surround housing gas fire. Laminate flooring.

### Additional lounge / dining image



### Dining area



### Kitchen / Dining Room 16'3" x 11'3" (4.97m x 3.43m)



Modern fitted shaker style kitchen with a selection of upper and lower level units complete with formica worktops, stainless steel sink and drainer, integrated fridge freezer and stainless steel overhead extractor fan. Stainless steel splash back and tiled flooring.

### Utility Room 6'6" x 6'6" (2.00m x 1.99m)



Lower level unit with formica worktops and stainless steel sink with drainer. Tiled flooring.

### Second Floor



Spacious landing with vaulted ceiling and built-in storage cupboard.

**Bedroom 1 13'1" x 10'7" (3.99m x 3.24m)**



Spacious double bedroom with feature window and built-in storage.

**Ensuite 6'8" x 5'1" (2.04m x 1.57m)**



White shower suite comprising of pedestal wash hand basin with stainless steel taps, w.c and corner shower cubicle with pvc splash back. Tiled flooring

**Bedroom 2 11'3" x 9'8" (3.45m x 2.97m)**



Double bedroom with built-in storage.

**Bedroom 3 8'0" x 6'7" (2.46m x 2.03m)**



**White Bathroom suite 9'4" x 5'5" (2.86m x 1.67m)**



White bathroom suite comprising of panelled bath with stainless steel taps and over hanging shower attachment, pedestal

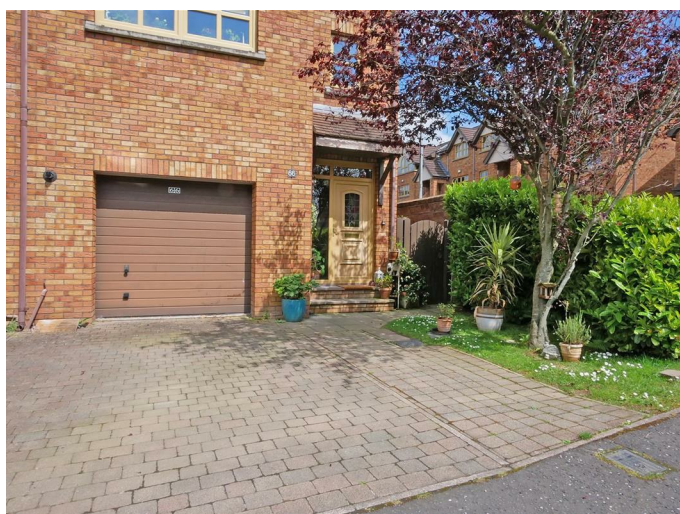
wash hand basin and low flush w.c. Part tiled walls and tiled flooring. Recessed spotlights.

### Integral Garage 16'2" x 11'3" (4.94m x 3.44m)



Large integral garage complete with power, lighting and up and over garage door. Access to hot water tank.

### Outside



Driveway to the front with off street parking for 2 car parking.

### Rear gardens

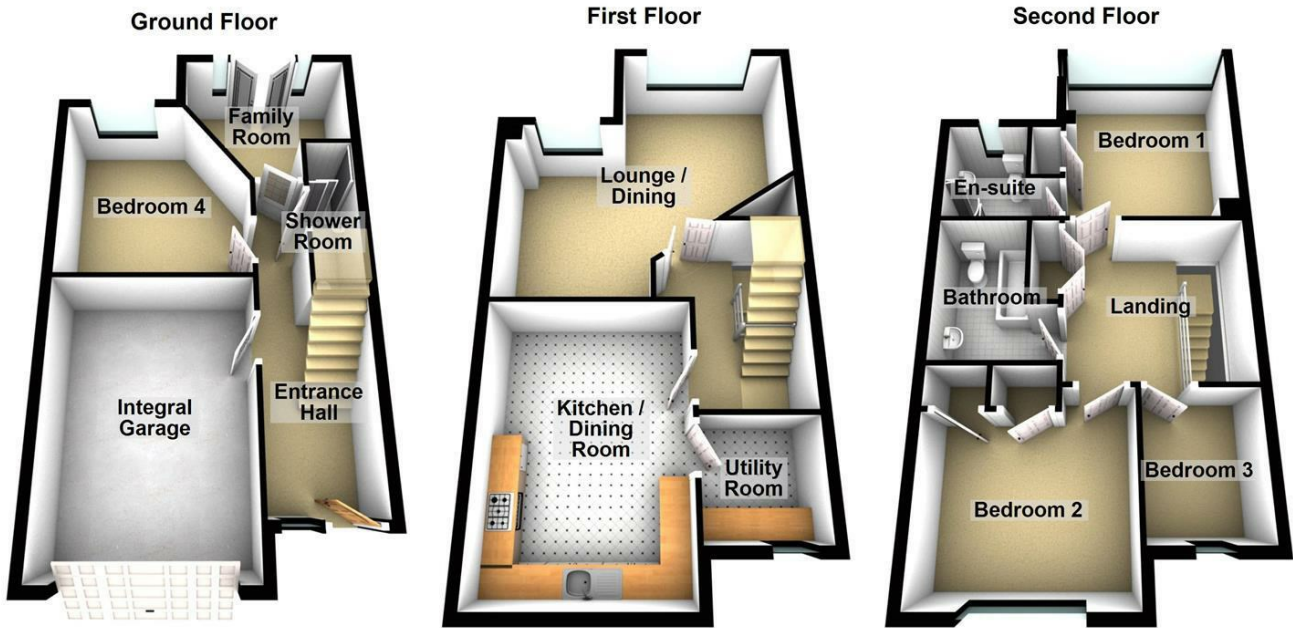


Beautifully presented and low maintenance rear garden with artificial grass bordered by timber fencing and red stone walls. Access to rear garden via pathway to the side of the property along with additional storage section.

### Additional garden image

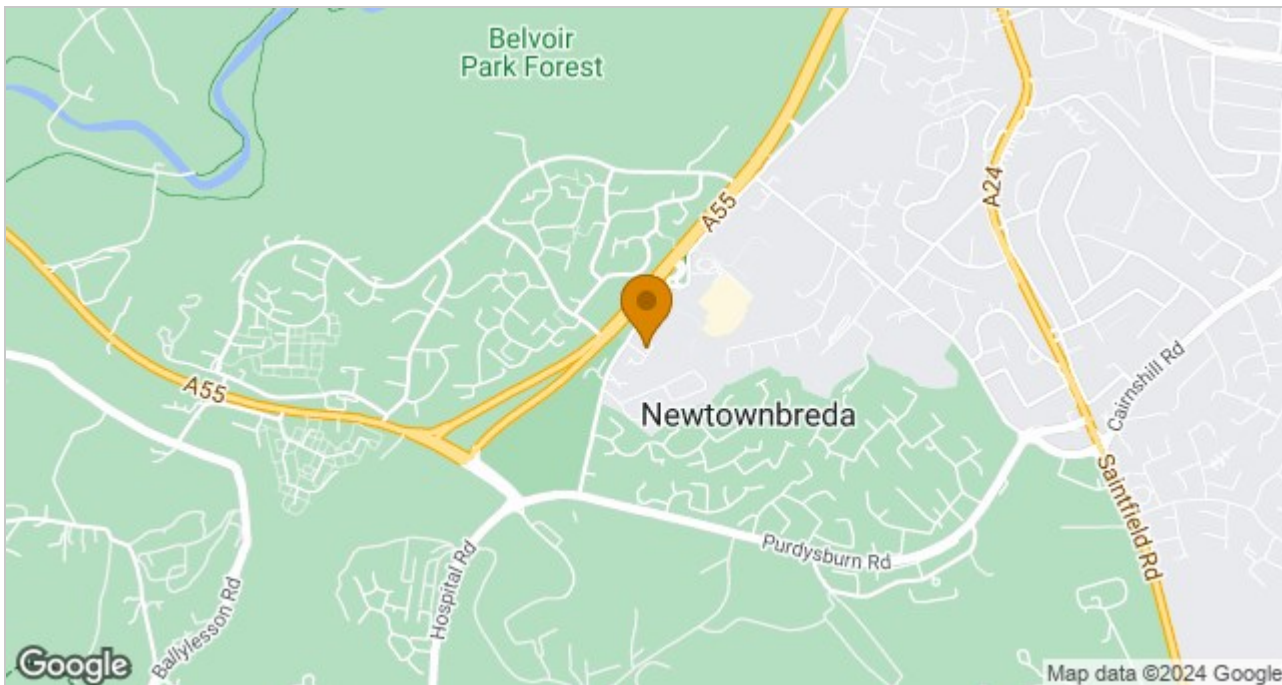


## Floor Plan



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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