



## 220 Saintfield Road, Four Winds, Belfast, BT8 6HH

**Asking Price £199,950**

Running parallel to the main Saintfield Road, this Semi Detached home offers convenience to transport links, to include the Cairnshill Park and Ride as well as leading schools both primary and post primary. Local shops are within walking distance, with Forestside Shopping Centre with its array of retail units and cafes only a short drive away.

Internally the property comprises, on the ground floor, two plus reception rooms, cloaks area and fitted kitchen, whilst on the first floor there are three bedrooms and bathroom suite. Outside the driveway leads to the detached garage, front gardens laid in lawns and and an excellent rear garden.

This home offers great potential for those hoping to add their own fit and finish.

- Semi Detached Home
- Two Reception Rooms
- Bathroom Suite 1st Floor
- Partial Double Glazing
- Detached Garage
- Three Bedrooms
- Fitted Kitchen
- Gas Heating
- Large Front Garden & Driveway With Ample Parking
- Enclosed Garden To Rear

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	68
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



### Entrance Hall



Glass panelled front door to entrance porch. Terracotta tiled flooring. Glass panelled inner door to hallway. Cloaks area.

### Living Room 14'1 x 13'3 (4.29m x 4.04m)



(at widest points) Tiled fire-place with wooden surround.

### Extended Lounge 17'9 x 11'4 (5.41m x 3.45m)



Tiled fire-place with wooden surround. Laminate flooring. Sliding doors to patio.

### Extended Kitchen 16'9 x 9'6 (5.11m x 2.90m)



Range of high and low level built in units, stainless steel double drainer sink unit, built-in 4 ring gas hob and under oven, part tiled walls.

### Lean to rear porch

Access to rear



## First Floor

### Bedroom One 12'1 x 10'2 (3.68m x 3.10m)



Built in robes each side of chimney breast. Laminate flooring.

### Bedroom Two 12'3 x 9'8 (3.73m x 2.95m)



Built in bedroom furniture.

### Bedroom Three 9'7 x 7'9 (2.92m x 2.36m)



Built in robe.

### White Bathroom Suite



Comprising white panelled bath with hand shower, pedestal wash hand basin. Hot-press housing gas boiler. Tiled flooring. Part tiled walls.

### Separate w.c

Low flush w.c

### Landing Area

## Outside Front



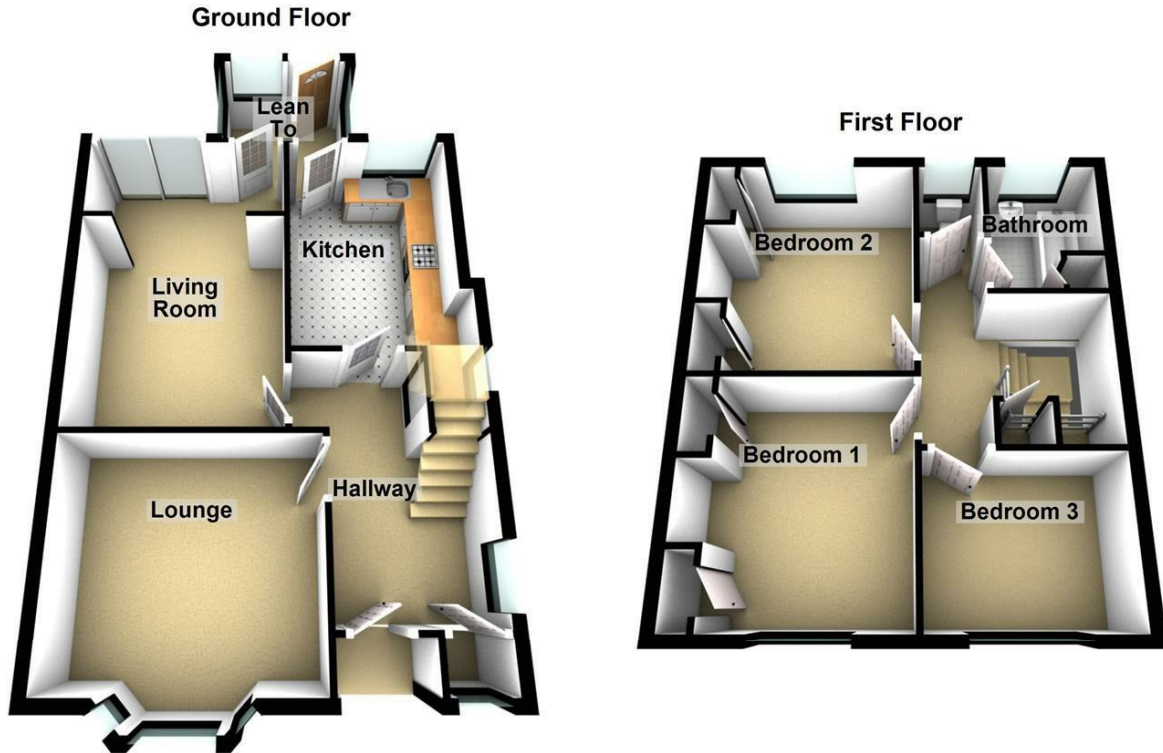
Front garden laid in lawn. Driveway leading to detached garage.

## Outside Rear



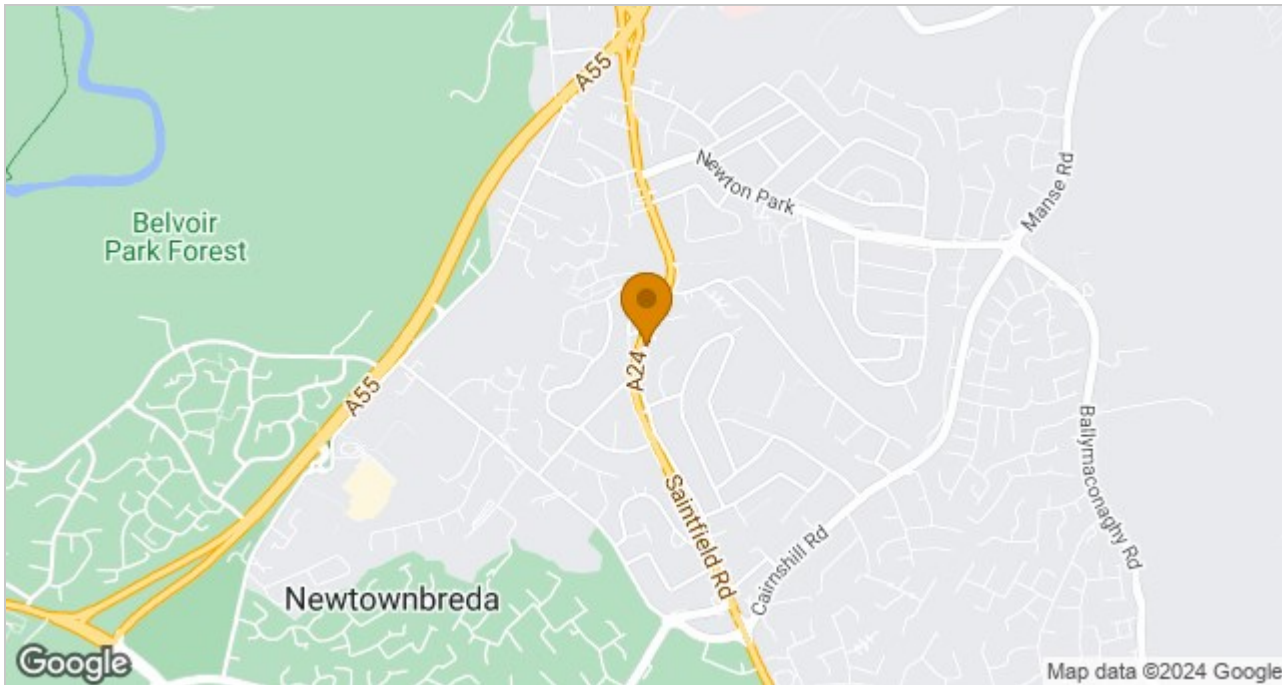
Enclosed patio and garden laid in lawn. The rear end of the garden is overgrown with mature trees, extensive elevated garden to the rear, however offers great potential for a much larger garden if cut back

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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