

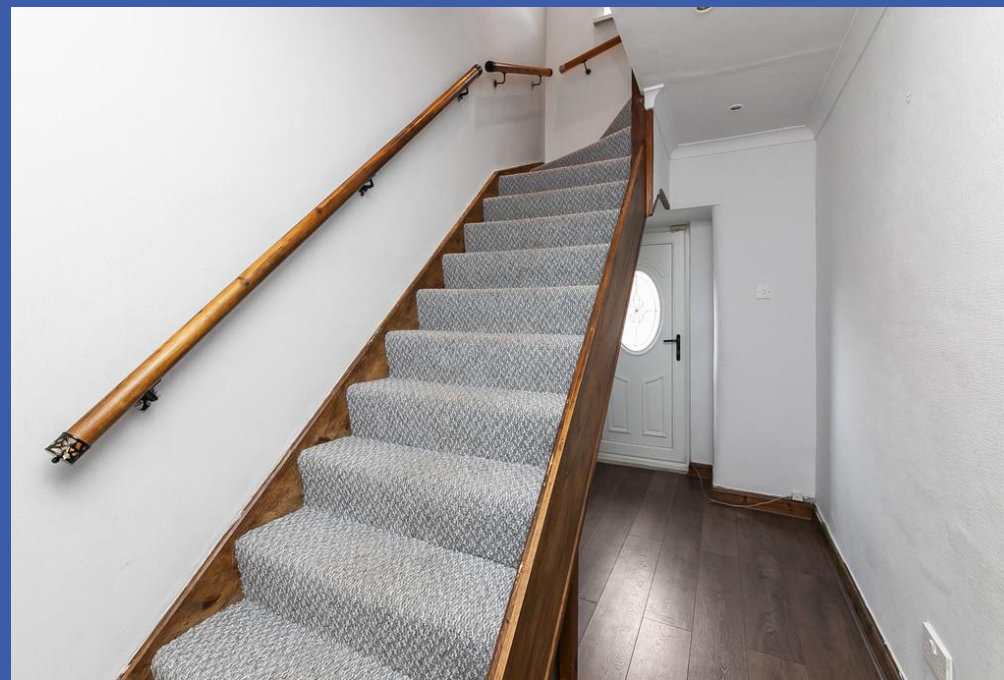


485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstons.com](mailto:info@fetherstons.com)  
Web: [www.fetherstons.com](http://www.fetherstons.com)

**110 Breda Road**  
Newtownbreda Road, Belfast  
BT8 7BW  
**Offers Over £149,950**

## 110 BREDA ROAD, BT8 7BW

- **Extended Mid Terrace Property in an Exceptionally Convenient Location**
- **Bright & Spacious Lounge Open Plan to Dining Room**
- **Fitted Kitchen**
- **3 Bedrooms**
- **Ground Floor Bathroom**
- **Oil Central Heating / Double Glazed Windows**
- **Driveway Parking for 2 Cars**
- **Enclosed Rear Garden and Sitting Area**
- **Convenient to many Amenities including Forestside Shopping Complex and Leading Schools**
- **Ideal for Investors and Owner Occupiers**



This well presented extended mid terrace property is ideally located in a prime, cul de sac location just off Newtownbreda Road.

The property has been extended and offers bright and well proportioned accommodation with an entrance hall leading to a generous lounge which is open plan to the dining room along with a fitted kitchen and the bathroom on the ground floor.

On the first floor there are three bedrooms.

In addition the property benefits from driveway parking, oil fired central heating and double glazed windows.

Set in a convenient location, close to Belfast City Centre and convenient to a range of amenities including Forestside Shopping Complex, Tesco's, leading schools and public transport, this property can only be fully appreciated on internal inspection.





## PROPERTY COMPRISES

uPVC double glazed front door to entrance hall.

**ENTRANCE HALL** Laminate wood effect floor.

**LOUNGE OPEN PLAN TO DINING ROOM 19' 11" x 9' 10" (6.07m x 3m)** Laminate wood effect floor, glazed double doors to kitchen.

**KITCHEN 9' 11" x 9' 3" (3.02m x 2.82m)** Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, space for cooker, space for fridge/freezer, extractor fan, part tiled walls, tiled floor, external access.

**BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment, vanity unit with storage, low flush WC, fully tiled shower cubicle with Mira shower, part tiled walls, tiled floor, tongue and groove ceiling with low voltage spotlights.

**FIRST FLOOR LANDING** Hot press and access to floored roof space.

**BEDROOM 12' 8" x 8' 1" (3.86m x 2.46m)** Extensive range of built in furniture to include robes and storage, low voltage spotlights.

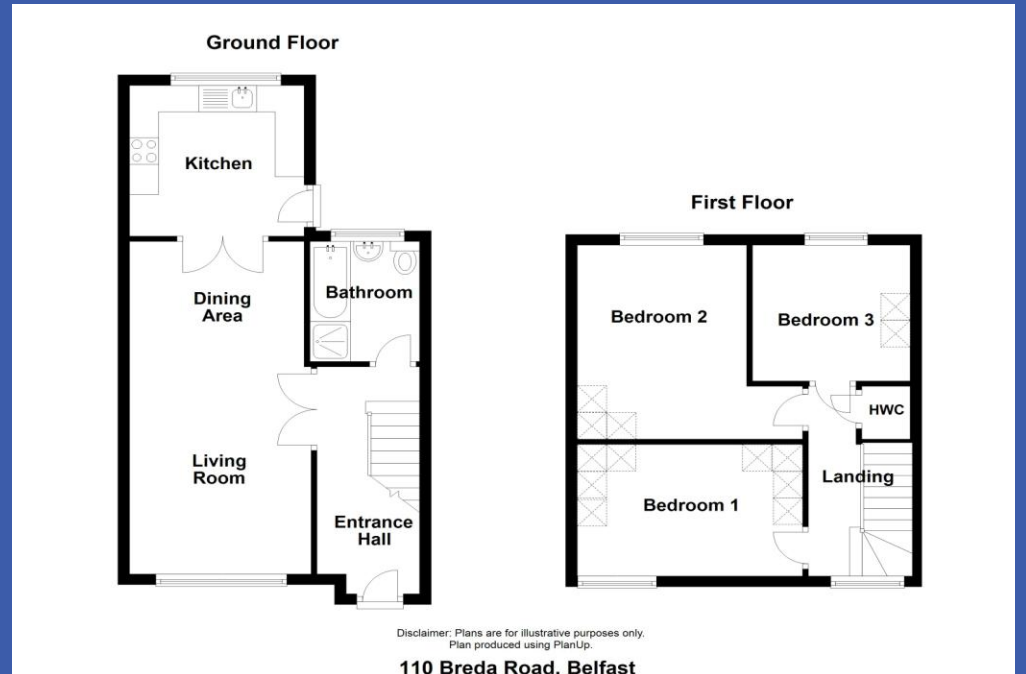
**BEDROOM 12' 0" x 9' 6" (3.66m x 2.9m)** Built in robes and storage.

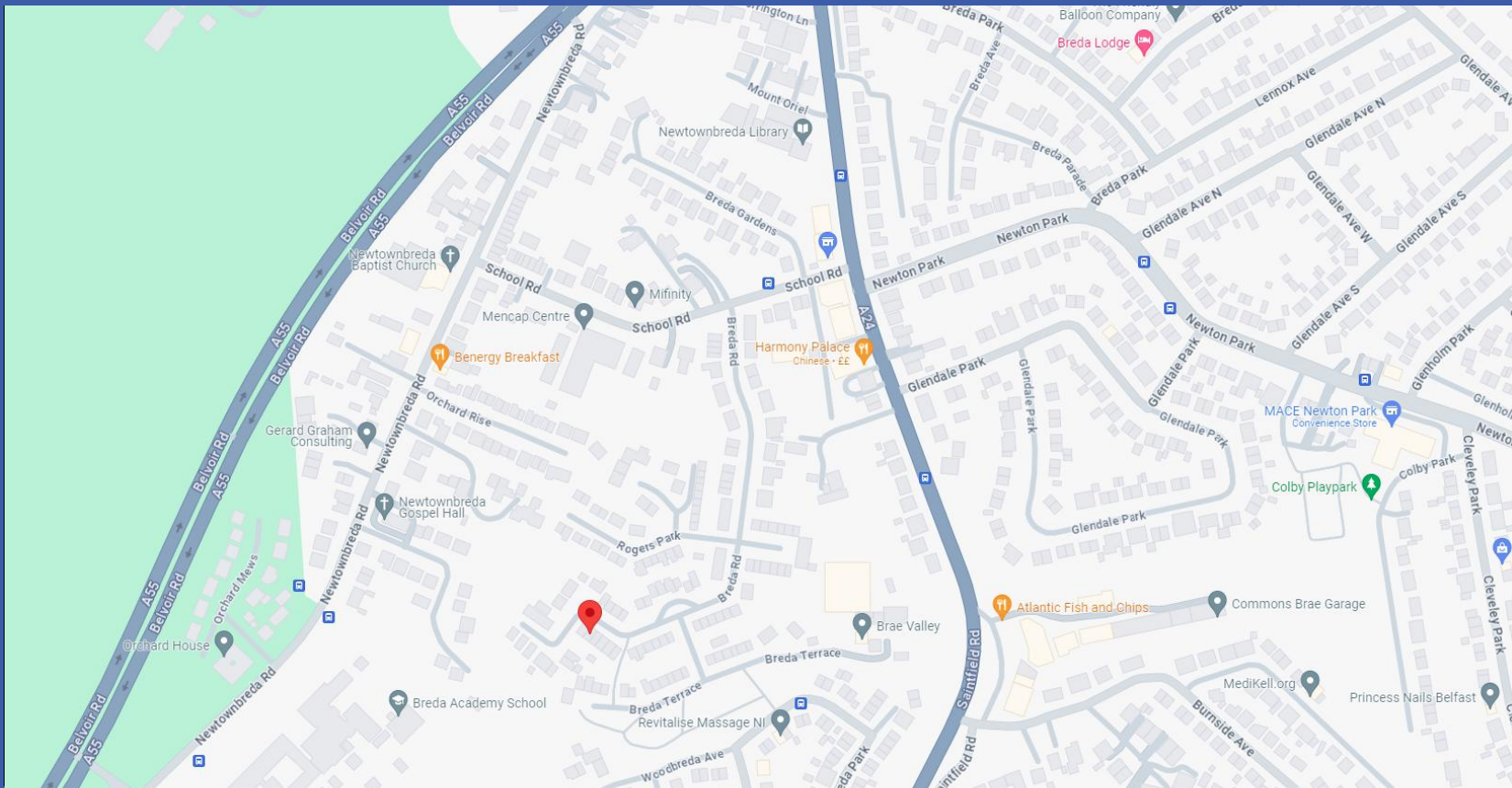




**BEDROOM 9' 0" x 9' 0" (2.74m x 2.74m)** Sanded and varnished floorboards, built in robes and storage.

**OUTSIDE** Driveway with parking for two cars to front, enclosed paved rear garden with sheltered sitting area, boundary fence and garden shed.





**Directions:**

From Newtownbreda Road turn in to School Road and Breda Road is on the right hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.