



7 Breda Terrace, Newtownbreda, Belfast, BT8 7BY

Asking Price £139,950

Breda Terrace is a quiet cul-de-sac located just off School Road, which is perfectly positioned to take advantage of all the facilities found right on your door step! From a selection of primary and post primary schools, shopping facilities including Forestside and Tesco Newtownbreda, to parks and picturesque open green areas such as Belvoir Forest Park, Cregagh Glen and Shaw's Bridge. Breda Terrace also benefits from excellent public transport facilities found nearby on the Saintfield road which gives its residents an easy commute to Belfast City Centre and its surrounding areas.

The accommodation of this semi-detached home comprises of two good size bedrooms, bright and spacious lounge, fitted kitchen with dining area and a 1st floor white shower suite. Externally there is off street parking to side, low maintenance garden to the rear and a pleasant outlook to the front with an open green area and playpark.

Although in need of some cosmetic modernisation, the property has been well maintained with the electrics being updated, loft insulation increased and gas heating installed as well as new radiators. Along with it being a chain free sale, this would be a perfect purchase for a first time buyer looking to get on the property ladder and add their own stamp to their new home!

- Red Brick Semi-Detached Home
- Spacious Lounge
- First Floor Shower Suite
- Off Street Parking
- Quiet Cul-de-Sac Setting
- Two Good Sized Bedrooms
- Fitted Kitchen open to Dining Area
- Gas Heating / Double Glazed
- Low Maintenance Rear Garden
- Excellent Location close to Shops, Schools and Public Transport links

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	67
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

Entrance Hall 5'7" x 4'7" (1.71m x 1.42m)

Glazed upvc front door opens onto entrance hall with access to under stair storage.

Lounge 12'9" x 13'5" (3.89m x 4.10m)



(at widest points) Spacious lounge with tiled fireplace and heart housing electric fire.

Kitchen / Dining Room 16'8" x 7'2" (5.10m x 2.19m)



Fitted kitchen with a selection of upper and lower level units complete with formica worktops and stainless steel sink and drainer. Plumbed for washing machine. Part tiled walls and tile effect vinyl flooring.

Rear Hall 5'1" x 3'1" (1.55m x 0.95)

Fixed shelving provides additional storage. Glazed upvc door opens onto low maintenance rear garden.

First Floor

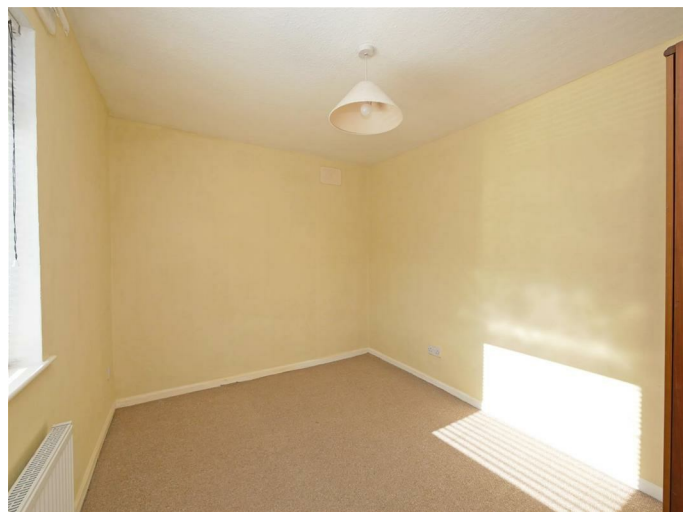


Access to storage cupboard housing gas boiler.

Bedroom 1 11'11" x 10'2" (3.64m x 3.10m)



Bedroom 2 10'9" x 8'2" (3.29m x 2.50m)



White Shower Suite 8'11" x 6'1" (2.72m x 1.86m)



White shower suite comprising of low flush w.c, pedestal wash hand basin with stainless steel mixer taps and corner shower cubicle. Cream tiled walls and tile effect vinyl flooring.

Property Front



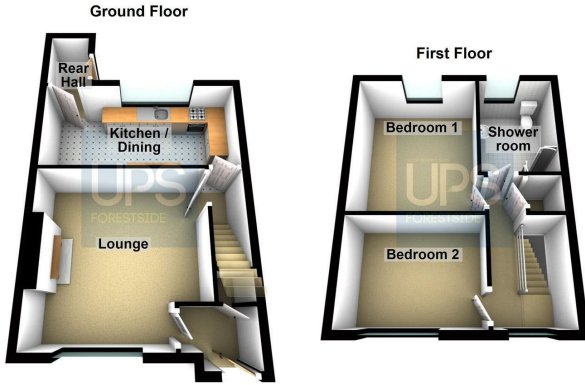
Red brick paving to the front bordered by mature hedging. Off street parking to the side of the property.

Rear Garden



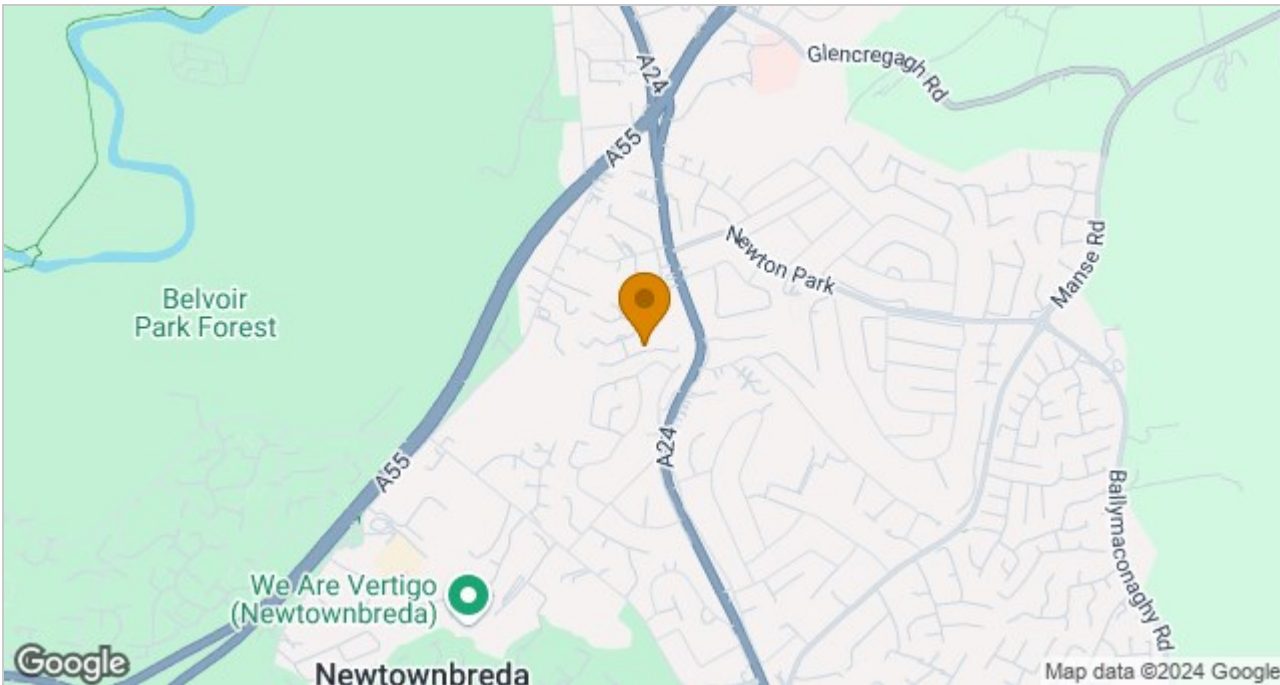
Low maintenance rear garden with red brick outhouse bordered by mature trees and shrubs.

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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