




3 Breda Terrace, Belfast, County Down, BT8

Asking Price: £159,950

 **Reeds Rains**

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EPC Rating: E

A Spacious Red Brick Semi-Detached Home With Beautiful Gardens.

DESCRIPTION

An excellent opportunity to purchase a spacious red brick semi-detached home, in Newtownbreda. The home is conveniently situated between the Newtownbreda & Saintfield Roads, boasting easy access on to the Outer Ring and to the Belfast City Centre. Local amenities including Tesco Newtownbreda & Forestside Shopping Centre are only a few minute's drive away.

Internally the home provides bright and spacious accommodation throughout, comprising a front family room, kitchen with dining space, downstairs bathroom, and three very well appointed bedrooms. The property also has a conservatory to the rear. Externally, there is a driveway to the front, and impressive, and beautifully maintained side and rear gardens.

Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

There is a PVC front door and an under-stair storage cupboard.

Living Room

13'5" x 12'9" (4.1m x 3.89m)

A cosy living room with an electric fire and carpet flooring.

Kitchen/Diner

17'3" x 10'7" (5.26m x 3.23m)

An excellent kitchen space, with a good range of high and low level units, with a 1.5 drainer with swan neck mixer tap. The kitchen has been finished with a laminate floor and part tiled walls. The kitchen also provides a good sized dining area with carpet flooring.

Bathroom

7'9" x 7' (2.36m x 2.13m)

A fully tiled bathroom suite, to include a low flush wc, wash hand basin with mixer tap and vanity unit, and a bath with mixer and a handheld telephone shower head. There is also a hot press.

FIRST FLOOR

Bedroom One

12'2" x 9'8" (3.7m x 2.95m)

A spacious principle bedroom with built-in sliderobes and an outlook to the rear garden.

Bedroom Two

10'7" x 8'3" (3.23m x 2.51m)

A double bedroom with newly fitted carpet and wallpaper, with an outlook to the front of the property.

Bedroom Three

9'6" x 3'4" (2.9m x 1.02m)

A good sized third bedroom with carpet and an outlook to the rear garden.

Conservatory

11'6" x 10'2" (3.5m x 3.1m)

The conservatory has PVC windows and patio doors, along with heating and electric, and has a tiled floor.

OUTSIDE

The property is situated on an excellent site, and in turn provides impressive side and rear gardens, which have been laid in lawn with plants and shrubs and also have patio areas. There is also a gated driveway to the front, and an outside tap and light.

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All Measurements

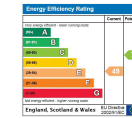
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.