



42 Breda Road, Newtownbreda, Belfast, BT8 7BW

Asking Price £174,950

We are delighted to bring to you this beautiful red brick, end terrace home located in the ever popular Newtownbreda village in South East Belfast. Finished to the highest of standards, this property has been extended to the rear and has just undergone a full refurbishment throughout. With nothing to do, this is the perfect purchase for any first time buyers of young families looking for a property that they call home with minimum fuss.

The property itself comprises of three good sized bedrooms, spacious lounge, extended kitchen / dining room and ground floor white bathroom suite. Externally the property is positioned on a spacious corner site with gardens to the front and rear and driveway to the side offering residents off street parking. The property also benefits from newly installed upvc double glazing & gas fired central heating.

With an excellent selection of primary and post primary schools, shopping facilities such as Forestside Shopping centre and Tesco Newtownbreda, public transport links and open green areas, all of your daily necessities are always only a short stroll from your front door!

- Newly Refurbished & Extended End Terrace Home
- Spacious Lounge
- Contemporary White Bathroom suite
- Off Street Parking
- Excellent Location close to selection of Schools, Shops and Public Transport links
- Three Bedrooms
- Extended Modern Fitted Kitchen / Dining Room
- Newly Installed Gas Heating & Upvc Double Glazing
- Spacious Corner Site with Gardens to Front and Rear

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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 5'6" x 4'3" (1.70m x 1.30m)



Glazed upvc front door opens onto entrance hall with wooden effect tiled flooring and access to under stair storage.

Lounge 13'5" x 12'8" (4.09m x 3.88m)



Spacious lounge with wooden effect tiled flooring and beautiful cast iron fireplace with tiled inset, hearth and wooden mantle piece.

Extended Modern Fitted Kitchen / Dining Room 17'4" x 10'1" (5.29m x 3.08m)



Extended modern fitted kitchen / dining room with newly fitted upper and lower level shaker style units complete with marble effect counter tops, stainless steel sink with drainer, integrated electric oven with ceramic hob, overhead stainless steel extractor fan and integrated fridge freezer. Plumbed for washing machine. Wooden effect tiled flooring. Glazed upvc door opens onto enclosed rear garden.



Contemporary White Bathroom Suite 7'1" x 6'1" (2.18m x 1.86m)



Contemporary white bathroom suite comprising of panelled bath with stainless steel mixer taps and over hanging shower attachment, pedestal wash hand basin with stainless steel mixer tap and low flush w.c. Cream tiled walls with wooden panelling and wooden effect tiled flooring.

First Floor



Built-in storage cupboard housing newly fitted gas boiler. Access to loft space. Newly fitted carpet on stairs and landing.

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



Spacious double bedroom with newly fitted carpet.

Bedroom 2 10'9" x 8'1" (3.28m x 2.48m)



Double bedroom with newly fitted carpet.

Bedroom 3



Newly fitted carpet

Property Front



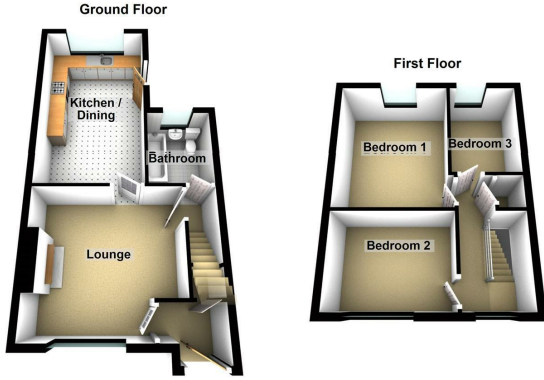
Spacious corner site bordered by red brick walls and mature hedging with laid lawn to the front and off street parking to the side.

Enclosed Rear Garden



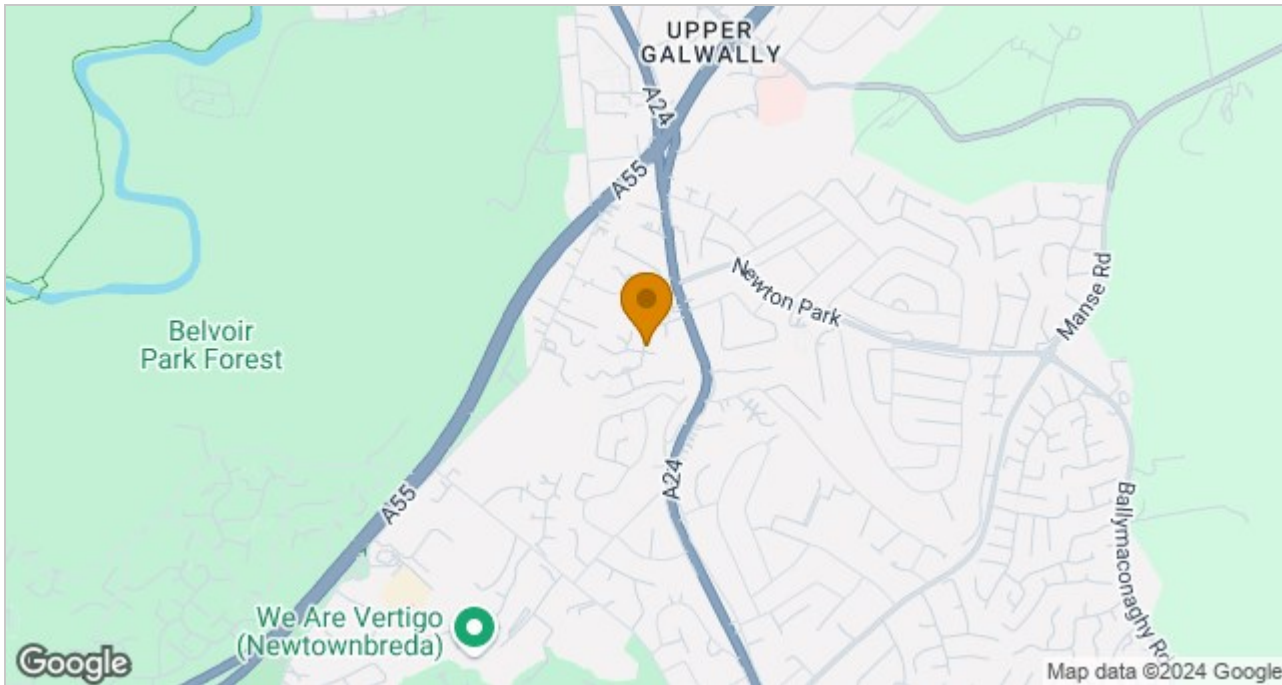
Private and enclosed rear garden with laid lawn bordered by red brick wall and mature hedging to the rear.

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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