



## 81 Breda Road, School Road, Belfast, BT8 7BW

**Asking Price £159,950**

81 Breda Road is an end terrace home positioned on a fantastic corner plot offering superb potential for those that enjoy gardening and making the most of the nice weather. Internally the property comprises lounge to the front with a wood burning stove, a fitted kitchen to rear and downstairs bathroom, whilst upstairs there are three good sized bedrooms.

A few minutes walk provides access to the Saintfield Road, with superb transport links to Belfast City Centre and the Outer Ring. Forestside Shopping Centre is also close by with its array of cafes, and retail units. An excellent home in a great location.

- End Terrace Home
- Lounge With Wood Burning Stove
- White Bathroom Suite
- Double Glazing
- Large, Decked Area To Side & Gardens Laid In Lawns
- Three Bedrooms
- Fitted Kitchen
- Oil Heating
- Easily Maintained Area to Front
- Superb First Time Purchase

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
<small>Not energy efficient - higher running costs</small>			
<b>Northern Ireland</b>			
<small>EU Directive 2002/91/EC</small>			

### Entrance Hall

Pvc glass panelled front door to entrance hall. Tiled flooring.

### Lounge 13'6 x 12'9 (4.11m x 3.89m)



(at widest points) Cast iron wood burning stove. Timber flooring. Spot-lights.



### Fitted Kitchen 10'0 x 7'5 (3.05m x 2.26m)



Full range of high and low level units built in hob and hob, overhead extractor fan, single drainer sink unit with mixer taps, Formica work surfaces. Part tiled walls.

## White Bathroom Suite



Comprising panelled bath with shower unit above, pedestal wash hand basin, low flush w.c. Hot press. Tongue and groove ceiling.

## First Floor

### Bedroom One 12'7 x 10'2 (3.84m x 3.10m)



(at widest points)

### Bedroom Two 10'9 x 8'5 (3.28m x 2.57m)



### Bedroom Three 9'3 x 6'2 (2.82m x 1.88m)



### Landing

Built-in storage.

### Outside Front

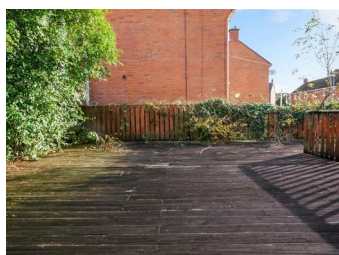
Easily maintained flagged area to front.

### Outside Side & Rear



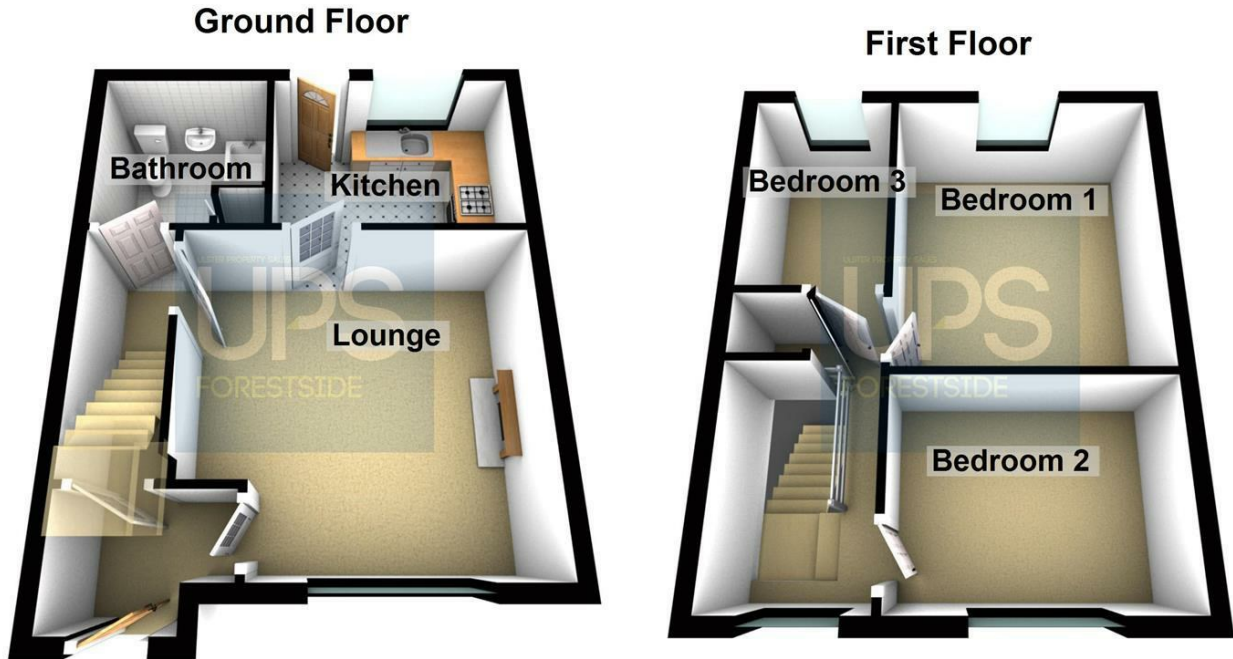
Corner site with raised wooden decked area to side, garden laid lawn and flagged patio area to the rear.

Wooden storage shed.



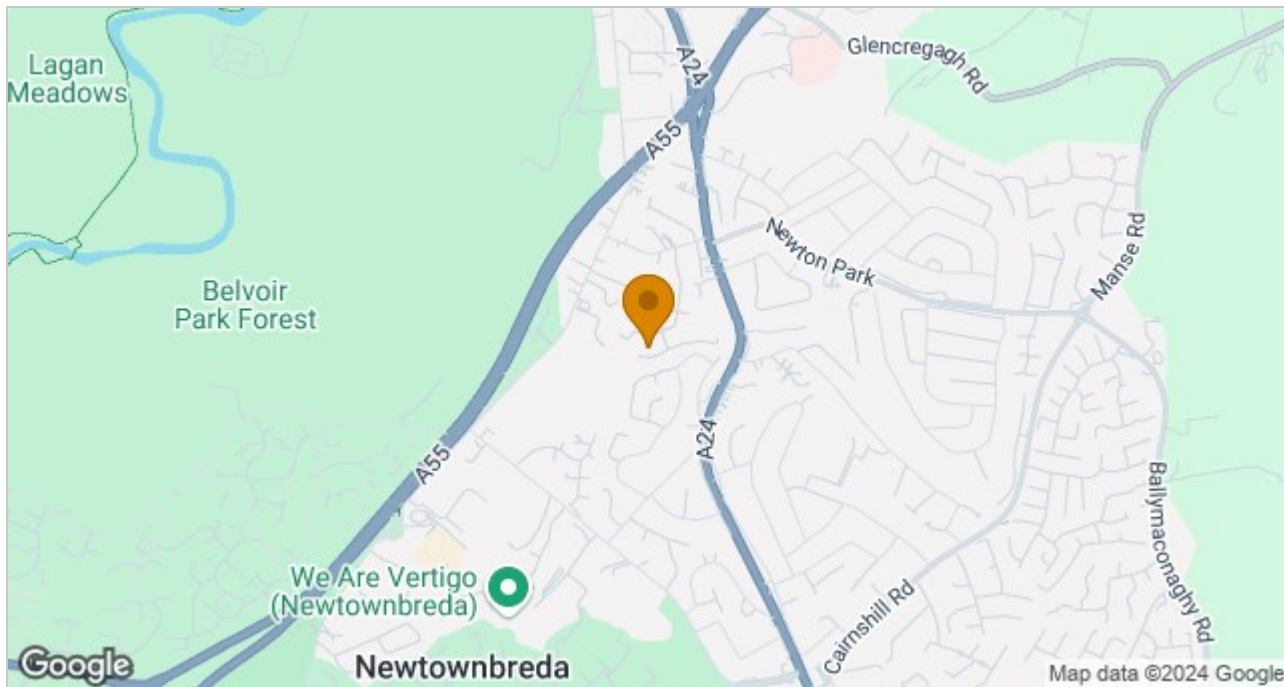


## Floor Plan



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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