


136 Saintfield Road, Belfast,
County Down, BT8

Asking Price: £234,950

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £234,950

Council Tax Band:

EPC Rating: 53/56 D

DESCRIPTION

We are delighted to welcome to the market, this beautiful detached family home, at the bottom of the Saintfield Road. The property is conveniently situated just off the Outer Ring, providing ease of access to the surrounding areas and Belfast City Centre. The property is in the catchment area for many leading schools, and local amenities are close at hand, including Forestside Shopping Centre & Tesco Newtownbreda.

The property is beautifully presented throughout, and comprises a double bay fronted living & dining space, a stunning kitchen which has been recently fitted, three double bedrooms, a bathroom suite, and a lean to conservatory space which is currently being used as a home office. On the outside of the property, there is a driveway with ample car parking space, garage, a front garden laid in lawn, and a raised decking area to the rear perfect for entertaining or relaxing. The home has a gas fired central heating system and has PVC double glazing throughout.

We expect very high levels of interest in the property, and would therefore advise early viewing to avoid missing out on all that this home has to offer.

GROUND FLOOR

Living Room

20'8" x 13'6" (6.3m x 4.11m)

A spacious living and dining room with two bay fronted windows, hardwood flooring and a wood burning stove.

Kitchen

11'11" x 7'2" (3.63m x 2.18m)

A stunning kitchen with an excellent range of high and low level units, and integrated appliances to include a double oven, extractor and electric hob. There is also a basin with mixer tap. The kitchen has been finished with a tiled floor and partially tiled walls.

Utility/Sun Room/Office Space

11'3" x 4'8" (3.43m x 1.42m)

The convenient lean to extension has potential for various uses, but is currently being used as a home office/utility space.

FIRST FLOOR

Bedroom One

10'4" x 10'1" (3.15m x 3.07m)

A double bedroom with carpet and built-in sliderobes.

Bedroom Two

10'4" x 10' (3.15m x 3.05m)

A double bedroom with carpet.

Bedroom Three

10'4" x 7'3" (3.15m x 2.2m)

A double bedroom with carpet.

Bathroom

5'10" x 4'8" (1.78m x 1.42m)

A modern bathroom with white suite to include a low flush wc, a wall mounted circular basin with mixer tap, and bath with overhead shower unit. There is a heated towel rail, and the bathroom has been finished with a tiled floor and tiled walls.

OUTSIDE

Externally, there is a driveway to the front with ample car parking space, an excellent garden, which has been laid in lawn, a garage, and a raised decking area to the rear.

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All Measurements

All Measurements are Approximate.

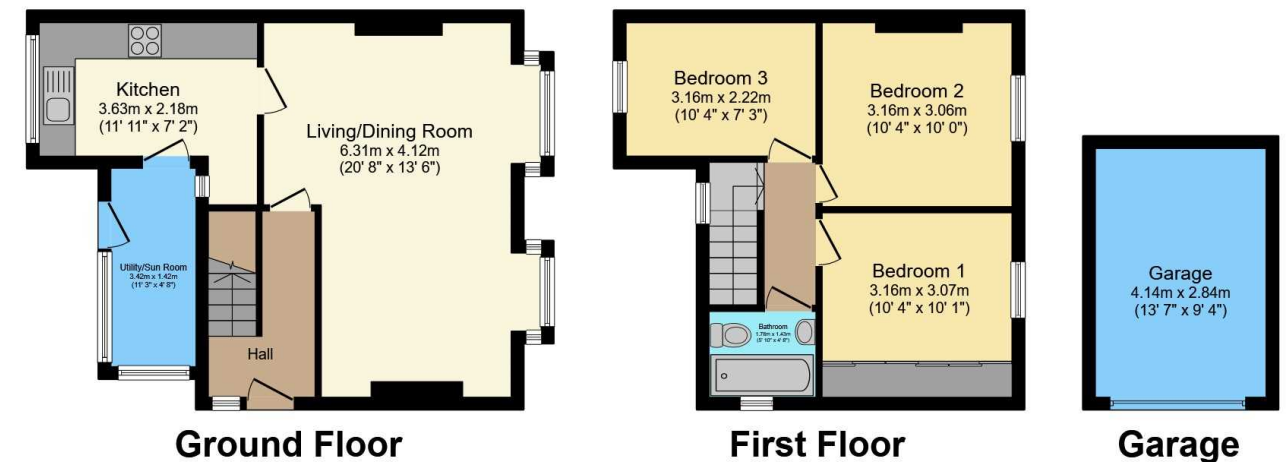
Laser Tape Clause

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.



Total floor area 91.0 m² (980 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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