



## 53 Breda Park, Four Winds, Belfast, BT8 6JR

**Asking Price £169,950**

Located just off the Saintfield Road / Newton Park in the ever popular Four Winds area of the city, this end terrace home offers the potential buyer the opportunity to live in this exceptionally popular position with an affordable asking price. The accommodation in brief comprises three bedrooms, 2 separate reception rooms, a fitted kitchen and a modern white bathroom suite. The heating is gas fired and the windows are double glazed. Outside there are gardens to the front and an enclosed garden to the rear. This home is located close to the Forestside shopping centre, local shops and provides access to Belfast City centre and surrounding area. Also chain free this home is sure to appeal and early viewing is strongly advised.

- End terrace home
- Two separate reception rooms
- Modern white bathroom
- Double glazed windows
- Chain free onward sale
- Three bedrooms
- Fitted kitchen
- Gas central heating
- Enclosed gardens to the rear
- Close to many local amenities

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		67	71
Northern Ireland		EU Directive 2002/91/EC	

### The accommodation comprises

Pvc double glazed front door to entrance porch.

### Entrance porch

Tiled floor. Inner door with stain glass side panels leading to entrance hall.

### Entrance hall



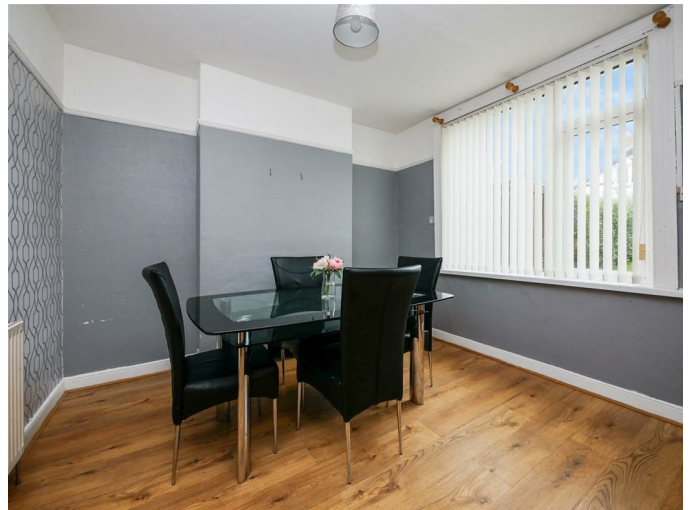
Cloaks under stairs, plumbed or washing machine.

### Lounge 13'1 x 10'7 (3.99m x 3.23m)



Bay window.

### Dining 10'8 x 10'7 (3.25m x 3.23m)



Laminate flooring.

### Kitchen 12'3 x 5'9 (3.73m x 1.75m)



Range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven. Gas boiler.

### 1st floor

Landing, access to the roof space.

**Bedroom 1 10'9 x 10'2 (3.28m x 3.10m)**



Laminate flooring.

**Bedroom 2 11'1 x 9'8 (3.38m x 2.95m)**



Laminate flooring.

**Bedroom 3 7'4 x 6'6 (2.24m x 1.98m)**



Laminate flooring, built in desk area and sheving.

**Bathroom**



White suite comprising panelled bath with mixer taps, telephone hand shower, Mira Go shower, low flush w/c, pedestal wash hand basin, fully tiled walls, wood panelled ceiling, tiled floor, small storage cupboard behind the bath,

**Outside**

**Front gardens**



Small garden in lawn to the front.

## Rear gardens

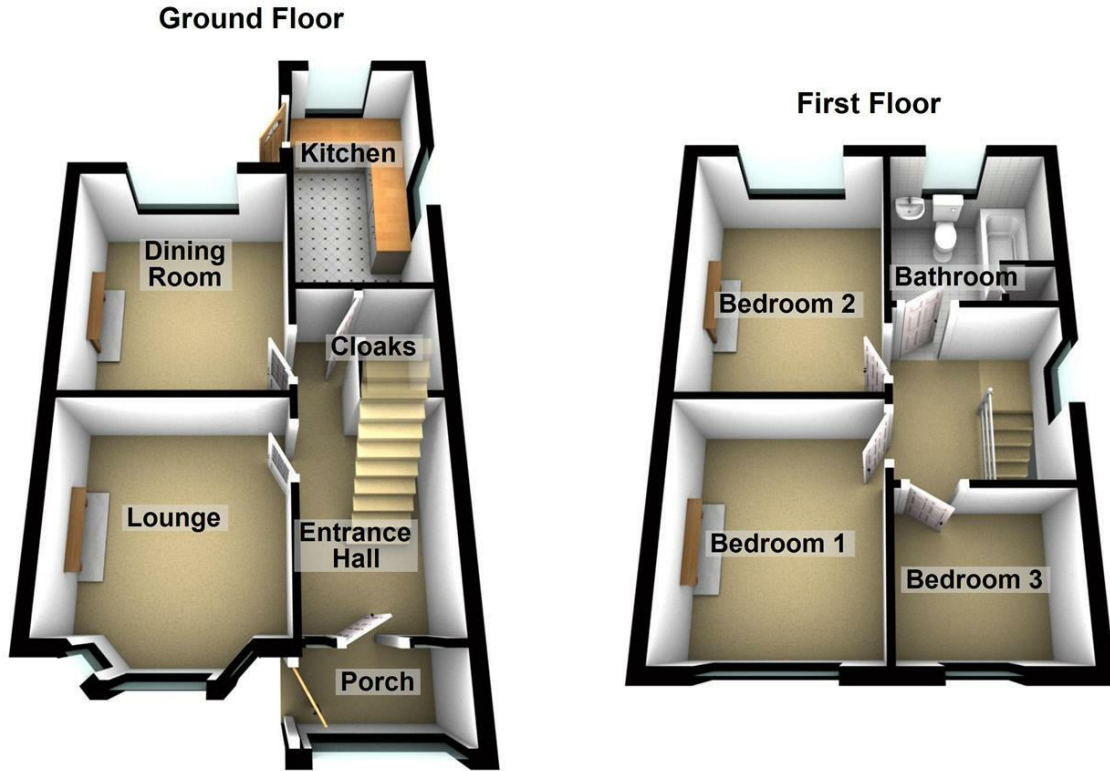


Enclosed rear gardens laid in lawn, bounded by hedging, side gate access, outside tap.

## Rear elevation

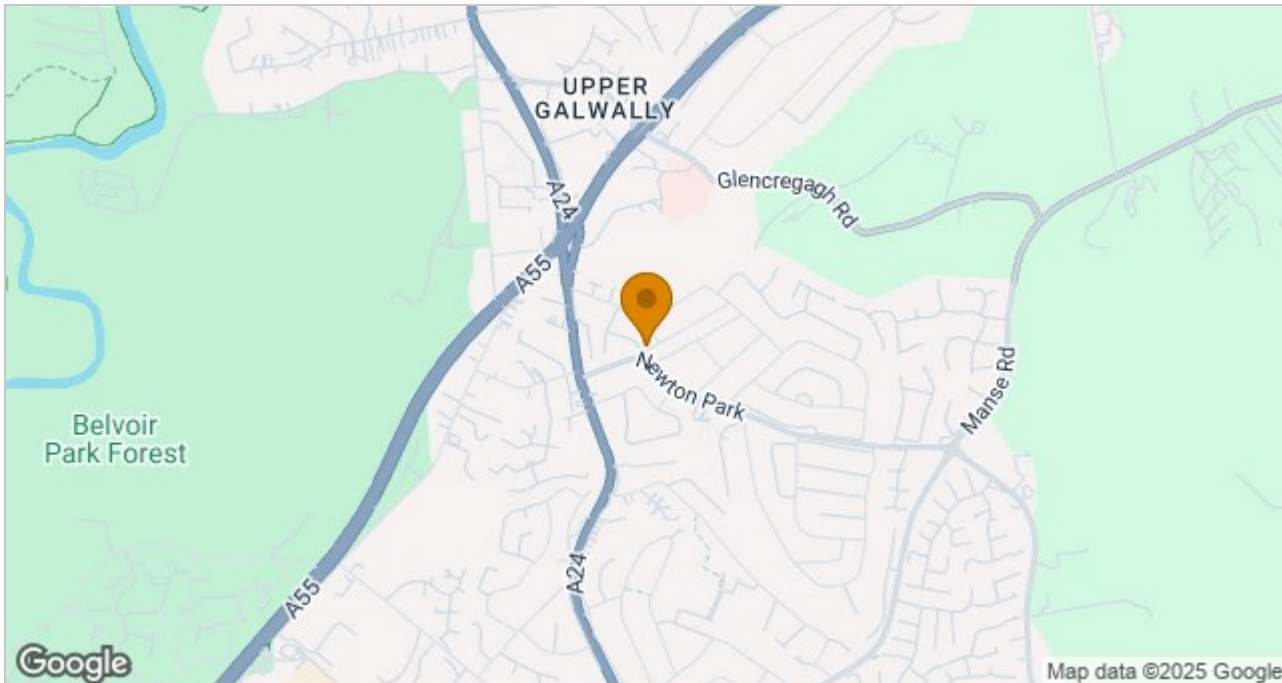


## Floor Plan



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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