



Greer Park Heights,

**Offers in the region of  
£234,950**



**Reeds Rains**

• *Since 1868* •

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)



# Greer Park Heights, Belfast

## Offers in the region of £234,950

This superb detached family home in the much sought after Newtownbreda area offers adaptable living accommodation that will be sure to suit a wide range of purchasers from those starting out together, to the growing and already established families. Downstairs comprises of an entrance hall with access to cloakroom/WC, bedroom 4/study, spacious rear living room, separate dining room for more formal occasions and kitchen with access to integral garage. The first floor offers three generous bedrooms, master with ensuite shower room and family bathroom. Externally the property boasts a well presented garden laid in lawn to the rear whilst there is a driveway leading to garage at the front. This property also enjoys the benefit of Tesco and Forestside Shopping Centre being easily accessible and Shaws Bridge, Malone, Belfast City Centre and all major motorways only a short distance away. If you are looking for a spacious family home with an excellent location close to Belfast then 28 Greer Park Heights is definitely worth a visit.

### GLAZED HARDWOOD FRONT DOOR

### ENTRANCE HALL

Hardwood flooring. Under stair storage cupboard.

### DOWNSTAIRS WC

Low flush WC. Corner wash hand basin with mixer taps. Tiled splash back.

### BEDROOM 4 / STUDY

2.36m x 2.57m (7'9" x 8'5")  
Front aspect.

### DINING ROOM

3.96m x 3.58m (13'0" x 11'9")  
Laminate hardwood flooring. Picture rail. Rear aspect.

### LIVING ROOM

4.37m x 3.68m (14'4" x 12'1")  
Laminate hardwood flooring. Recessed spotlights. Feature cast iron fireplace. Sliding doors to rear garden.

### KITCHEN

3.78m x 2.77m (12'5" x 9'1")  
Range of high and low level units. Stainless steel 1.5 drainer sink unit with mixer taps. Built in 'Ariston' oven. 4

ring ceramic hob. Stainless steel chimney hood extractor fan. Part tiled walls. Integrated fridge/freezer. Breakfast bar. Built in wine rack. Integrated 'Bosch' dishwasher. Low voltage spotlights. Door to:-

### INTEGRAL GARAGE

5.87m x 4.09m (19'3" x 13'5")  
Up and over roller door. Service door to rear. Power and lighting. Plumbed for washing machine. Oil fired boiler.

### STAIRS TO:-

Skylight window.

### FIRST FLOOR LANDING

Shelved hotpress with copper water cylinder. Access to loft.

### BEDROOM 1

4.37m x 2.82m (14'4" x 9'3")  
Laminate wood flooring. Rear aspect.

### ENSUITE

Low flush WC. Pedestal wash hand basin with mixer taps. Tiled floor. Tiled walls. Extractor fan. Spotlights. Shower cubicle with 'Mira' electric shower.

### BEDROOM 2

3.56m x 3.18m (11'8" x 10'5")  
Front aspect.

### BEDROOM 3

3.40m x 2.59m (11'2" x 8'6")  
Rear aspect.

### BATHROOM

2.62m x 2.31m (8'7" x 7'7")  
Panelled bath with mixer taps and telephone shower handle. Pedestal wash hand basin with mono tap. Tiled floor. Part tiled walls. Low flush WC. Corner shower cubicle with 'Gainsborough' electric shower. Extractor fan.

### OUTSIDE

Driveway laid in loose stones. Enclosed rear garden laid in lawn. Patio area with loose stones. Border hedging/fencing.

### Laser Tape Clause

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



For full EPC please contact the branch

