



63 NEWTOWNBRED A ROAD, BELFAST, BT8 7BS

- A Most Impressive And Deceptively Spacious Detached Bungalow Occupying A Prime Setting Within This Highly Desirable And Convenient Residential Location
- Lounge With Pine And Cast Iron Fireplace And Large Bow Window Overlooking Front Garden
- Spacious And Luxury Fitted Kitchen And Dining Area With Integrated Appliances And Patio Doors
- Three Well Proportioned Double Bedrooms With Built In Robes (One With Shower Room En Suite)
- Spacious Main Bathroom With Free Standing Roll Top Bath And Large Quadrant Shower Cubicle
- Extensive Rear Gardens With Private And South Westerly Aspects
- Attached Garage And Tarmac Driveway
- Dual Oil Fired And Solid Fuel Central Heating System And PVC Double Glazed Windows And External Doors

PRICE: OFFERS IN THE REGION OF £375,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F35

REF:RM120522HG

- PVC Fascias And Soffits

• A rare opportunity to acquire a well proportioned detached bungalow with spacious gardens within this ever popular location offering convenience to excellent shopping facilities, superb local schools and easy commuting to Belfast City Centre. No doubt, this impressive property will be of wide appeal, we highly recommend early viewing.

ACCOMMODATION

Measurements are approximate

OPEN ENTRANCE PORCH:

Chinese slate tiled steps leading to entrance door.

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door and side panel. Ceramic tiled floor. Built in cloaks storage cupboard.

SPACIOUS LOUNGE:

5.10m (16'9") x 4.21m (13'10")

Attractive pine fire surround with cast iron inset and slate tiled hearth. Back boiler grate linked to central heating system. Large Bow window over looking front garden.

SPACIOUS AND LUXURY FITTED KITCHEN/DINING AREA:

6.07m (19'11") x 5.43m (17'10")

Excellent range of high and low level units. Walnut effect doors and matching island unit with dining bar. Inset single drainer stainless steel sink unit with swan neck mixer tap. Integrated AEG oven and Bush touch control ceramic hob. Extractor hood in stainless steel and glass canopy. Plumbed for washing machine. Kick board lighting. Part tiled walls. Ceramic tiled floor. Mahogany effect PVC double glazed double doors leading to patio and rear garden.



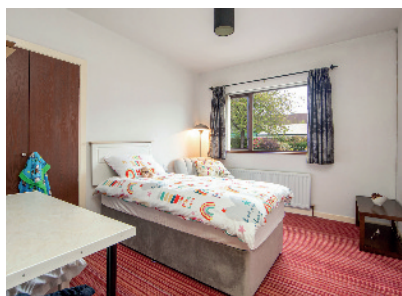
BEDROOM (1):
3.64m (11'11") x 3.56m (11'8")
Built in robe.



SHOWER ROOM EN SUITE:
Shower cubicle with Mira thermostatic shower. Vanity unit with wash hand basin and mixer tap. Close couple low flush wc.



BEDROOM (2):
3.56m (11'8") x 3.04m (10'0")
Built in robe.



BEDROOM (3):
3.56m (11'8") x 3.04m (10'0")
Built in robe. Laminated timber floor.



SPACIOUS BATHROOM WITH WHITE SUITE:
Free standing roll top bath tub with mixer tap and shower attachment. Large quadrant shower cubicle with thermostatic shower. Close couple low flush wc. Vanity unit with wash hand basin and mixer tap. Wall mirror with back lighting. Part panelled walls and ceramic tiled floor.



SEPARATE HOTPRESS

OUTSIDE: Front garden laid in lawn with mature cherry blossom tree. Tarmac driveway and parking space. Extensive rear garden with south westerly and private aspects. Laid in lawns. Spacious pavior brickset patio area. Outside tap and lights. PVC oil storage tank.

ATTACHED GARAGE: 5.56m (18'3") x 3.08m (10'1")
Oil fired boiler. Light and power. Up and over doors to front a rear.



TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £5, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2022 to March 2023 £1844.04

DIRECTIONS: From Forestside proceed along outer ring road and turn left into Newtownbreda Road, number 63 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



63 Newtownbreda Road, Belfast

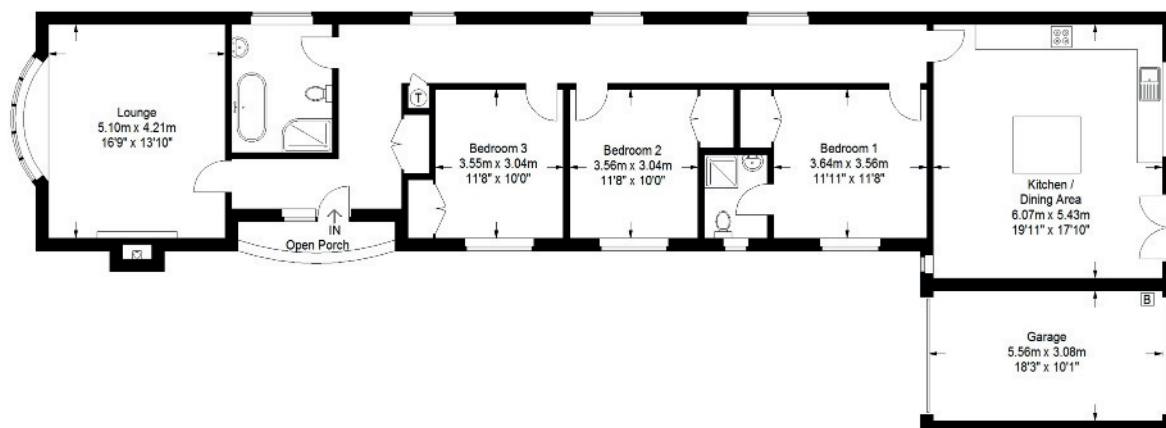


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID658806)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 82+ | A | | |
| 81-81 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 63 D |
| 39-54 | E | | |
| 21-38 | F | 35 F | |
| 1-20 | G | | |

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.