



8 NEWTOWNBREDAROAD

BELFAST BT8 6AS

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*Offers Over*

**£385,000**



## HOUSE - SEMI-DETACHED

| 4 | 2 | 2

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## KEY FEATURES

- Four Bedroom Semi-Detached Family Home Located on the Newtownbreda Road / A55 in South Belfast.
- Excellent Location Providing Access to Forestside Shopping Complex, Newtownbreda Village and Main Arterial Routes for the City Commuter
- Within the Catchment Area to a Range of Belfast's Leading Primary and Secondary Schools
- Generous Site with Enclosed Rear Garden, Ideal for Outdoor Entertaining or Children at Play
- Spacious Entrance Hall
- Lounge with Bay Window
- Separate Dining Room with Outlook to Rear Garden open to Stunning Contemporary Fitted Kitchen
- Bespoke Fitted Kitchen with Range of Integrated Appliances.
- Downstairs WC
- Four Bedrooms, Principal with Ensuite Shower Room
- Luxurious Family Bathroom with Four Piece White Suite
- Driveway with Ample Off-Street Parking
- Pvc Double Glazed Summer House with Light and Power
- Gas Fired Central Heating
- Roof Space Access Via Ladder for Storage
- UPVC Double Glazing Throughout
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast





ROOM DETAILS

ENTRANCE

Covered Porch:

Entrance Porch:

GROUND FLOOR

Spacious Reception  
Hall:

Ground Floor WC:

Lounge:  
18 x 12'5"

Dining Room:  
15'11"x10'7"

Kitchen:  
19'3" x 10'8"

FIRST FLOOR

First Floor Return:

Bathroom:

First Floor Landing:

Roof Space:

Bedroom One:  
16'3" x 10'7"

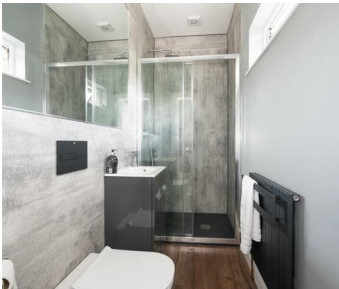
En Suite

Bedroom Two:  
14'0" x 8'10"

Bedroom Three:  
12'5" x 11'5"

Bedroom Four:  
9'2" x 6'7"

OUTSIDE  
Outside:





## DIRECTIONS

Travelling along the Upper Knockbreda Road, past Forestside, go through the traffic lights and onto Newtownbreda Road, No 8 is located on the left-hand side.



## THE LOCAL AREA

South Belfast is renowned for its fabulous residential areas which make it one of the most sought-after locations to live in Northern Ireland. The beautiful tree-lined streets, tranquil parks and excellent local schools are just a few of the reasons why so many wish to call it home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Scan QR code for more details and to arrange a viewing.

## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

