



31 GREER PARK HEIGHTS

Belfast, BT8 7YG

Offers over **£285,000**



DETACHED | 3  | 2  | 1 

We are delighted to offer for sale this attractive detached villa situated on a corner plot, just off Newtownbreda Road.

KEY FEATURES

- Detached Home Located In a Prime Position Just Off Newtownbreda Road in South Belfast
- Bright and Spacious Entrance Hall
- Modern Fitted Kitchen with Matching Island Unit and Informal Dining Area
- Separate Lounge with Access to Enclosed Rear Garden
- Three Well Proportioned Bedrooms
- Upstairs Bathroom and Downstairs Shower Room, Both with White Suites
- uPVC Double Glazing Throughout and Gas Heating
- Driveway for Off Street Parking Leading to Attached Garage with Roller Shutter Door
- Gardens to Front, Side and Rear in Lawn with Brick Paved Patio Area
- Convenient Location with Many Local Amenities Close by Including Tesco Express, Lesley Forestside, Lets Go Hydro, Park and Ride and Many Highly Regarded Primary and Post Primary Schools



ROOM DETAILS

Ground Floor

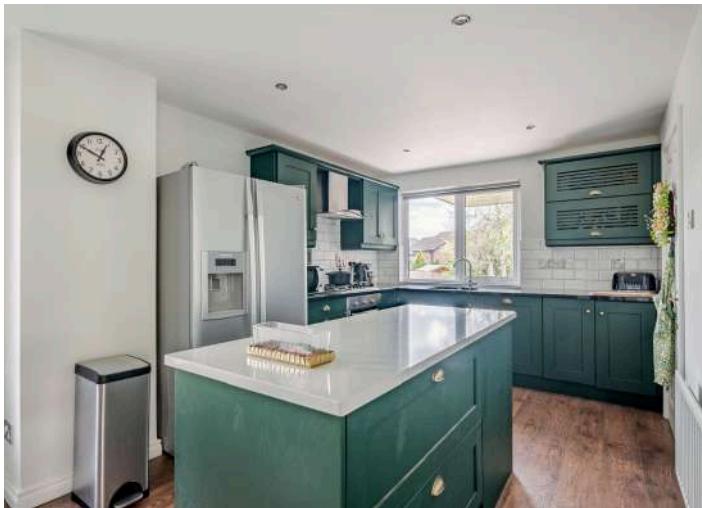
- Reception Hall
- Shower Room
- Lounge
15' x 11'5"
- Modern Fitted Kitchen /
Informal Dining Area
23'7" x 9'9"

First Floor

- Landing
- Bedroom One
14'10" x 9'9"
- Bedroom Two
15' x 9'7"
- Bedroom Three
9'6" x 9'6"
- Bathroom

Outside

- Brick Paved Driveway
- Gardens to Front and Side
in Lawn
- Enclosed rear Garden in
Lawn
- Brick Paved Patio Area
- Attached Garage



DIRECTIONS

Travelling away from Forestside along Belvoir Road/A55, turn left at Tesco Express and go straight at the roundabout onto Newtownbreda Road. Greer Park Avenue is the last road on the left before the junction. Follow the road up and take a right onto Greer Park Heights, then another right to stay on Greer Park Heights. No 31 is in the corner on the right 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		
Very energy efficient – lower running costs		
92+	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		
	CURRENT	POTENTIAL
	74	75

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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