

Newton Park, Belfast, County
Down, BT8

Asking Price: £224,950

 **Reeds Rains**

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30 Newton Park, Belfast, County Down, BT8
Asking Price: £224,950

EPC Rating: D

DESCRIPTION

We are absolutely delighted to welcome to the open market, this superb two bedroom semi-detached home, situated at the bottom of Newton Park in the ever popular residential location of Four Winds.

The home has benefited from a double storey extension, which has improved the accommodation substantially. The ground floor provides a bright family room with a wood burning stove, an excellent open living and dining room, and a modern kitchen. There is also a room located off the living room, which has been left as a blank canvas, but could very easily be transformed in to a downstairs bathroom/wc, or utility space. Moving to the first floor, you will find two very impressive double bedrooms, and a truly stunning bathroom suite. There are also stairs leading to a floored roofspace, which has potential for a variety of uses including a home office, or gym.

Externally, to the front there is a driveway, garden laid in lawn, and access to the garage. You will find a most impressive garden to the rear which has been laid in lawn and offers ample space for entertainment or play.

The property is in the catchment area for many leading schools, and Metro bus services can be found on the doorstep offering ease of access to the Belfast City Centre. Local amenities including the growing Forestside Shopping Centre can be found a couple of minute's drive away.

This home is sure to attract plenty of interest and won't stay on the market for long, so we would advise early viewing to avoid missing out!

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with PVC front door and herringbone wooden flooring throughout.

Snug

11'4" x 9'11" (3.45m x 3.02m)
A bright family room with wood burning stove and carpet.

Living /Dining Room

18'5" x 15'7" (5.61m x 4.75m)
An excellent living and dining space, with laminate flooring and feature fireplace.

Utility/WC/Bathroom

8'4" x 4'6" (2.54m x 1.37m)
This room has been turned in to a blank canvas, but has the potential for a utility room, wc, or bathroom suite.

Kitchen

9'5" x 9'2" (2.87m x 2.8m)
A modern kitchen with a good range of high and low level units, induction hob with extractor hood, and a 1 .5 drainer with swan neck mixer tap. There is also space for an American style fridge freezer.

FIRST FLOOR

Bedroom One

20'9" x 8' (6.32m x 2.44m)
A substantial master bedroom with carpet and an outlook to the rear garden.

Bedroom Two

11' x 9'2" (3.35m x 2.8m)
An excellent double bedroom with carpet and an outlook to the front of the home.

Bathroom

9'2" x 9'3" (2.8m x 2.82m)
An exceptional bathroom suite to include a low flush wc, wall mounted basin with mixer tap and vanity unit, a freestanding bath with a

enclosure with a thermo controlled waterfall shower head. The bathroom has been finished with marble tile walls, and also includes two heated towel rails.

Floored Roofspace

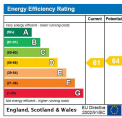
14'7" x 8'11" (4.45m x 2.72m)
The fully floored roofspace provides ample space and offers a potential for a variety of uses, including a home office, gym, or an additional bedroom subject to planning. Eaves storage is also available.

OUTSIDE

Outside the property, there is a driveway and garden to the front and a superb rear garden which has been laid in lawn and also has a patio area.

Garage

14'8" x 8'4" (4.47m x 2.54m)



For full EPC please contact the branch.

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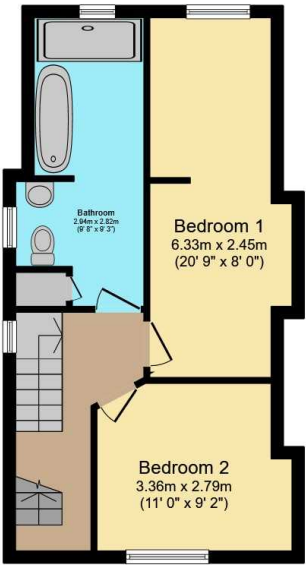
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

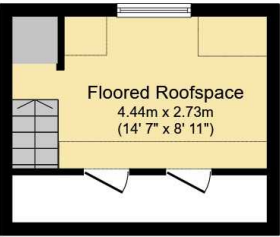


Ground Floor

Total floor area 121.7 sq.m. (1,309 sq.ft.) approx



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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