



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstonclements.com](mailto:info@fetherstonclements.com)  
Web: [www.fetherstonclements.com](http://www.fetherstonclements.com)

**46 Greer Park Avenue**

Newtownbreda Road  
BT8 7YF

**Offers In Region Of £219,950**



## 46 GREER PARK AVENUE, BELFAST, BT8 7YF

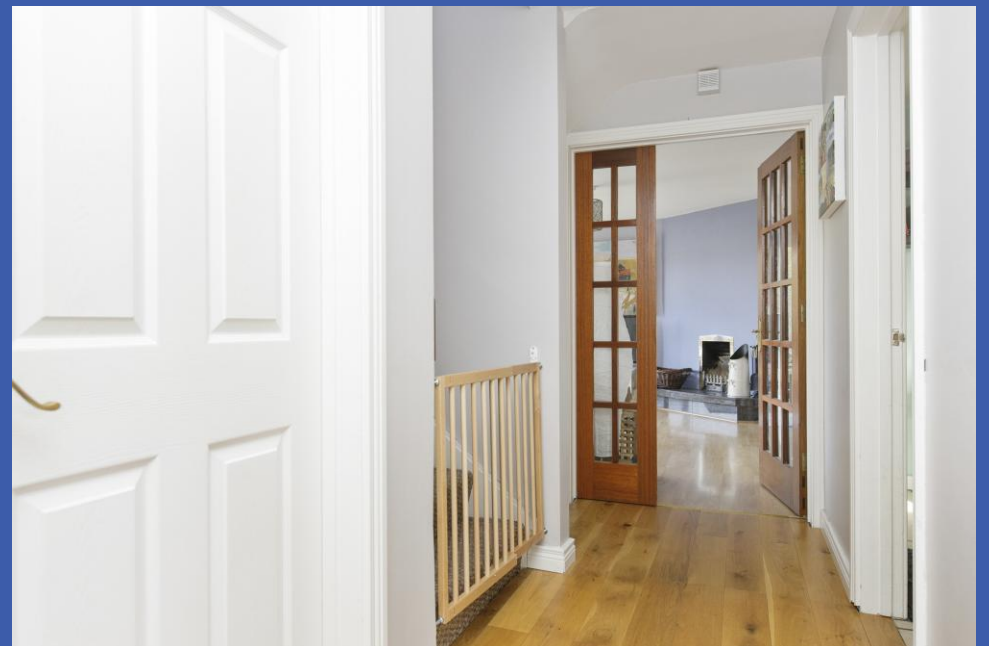
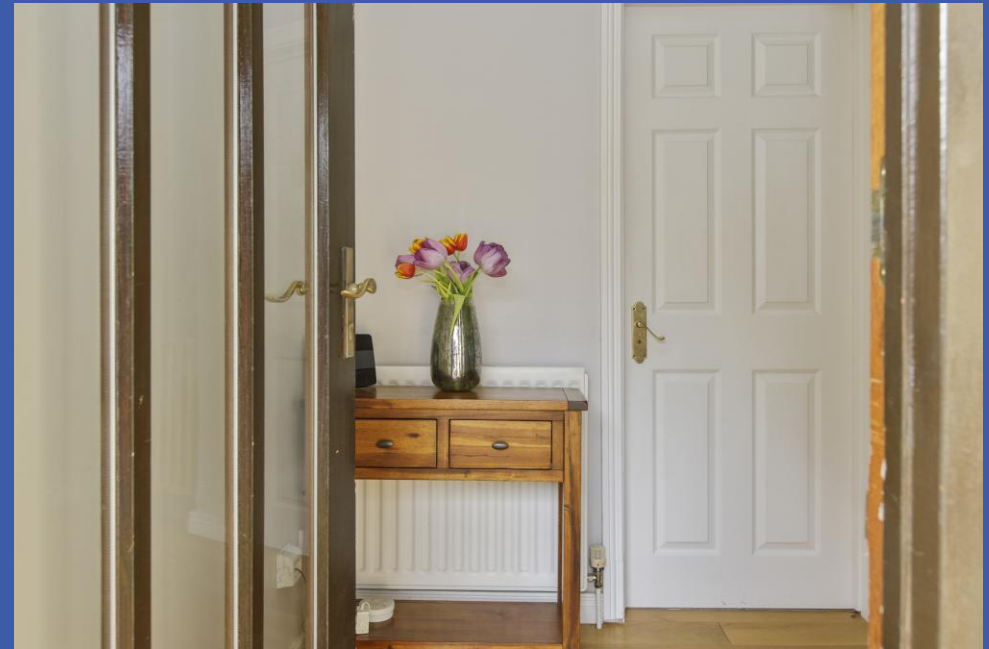
- Well Presented Detached Property In A Highly Desirable Location
- Bright Living Room With Feature Fireplace and Sliding Doors Into Garden
- Separate Dining Room
- Fitted Kitchen with Breakfast Area
- 3 Well Proportioned Bedrooms
- Bathroom with White Suite
- Oil Fired Central Heating & Double Glazed Windows
- Well Presented Throughout
- Driveway Parking and Garage
- Private Enclosed Rear Garden with Sheltered Patio Area

This superbly presented detached family home is located within a quiet cul de sac of this sought after development. Located off Newtownbreda Road, this property is well serviced by arterial routes to Belfast city centre, Lisburn and beyond. Local amenities are also close at hand with shops, parks, cafes and some of Belfast's leading schools.

Internally this property comprises bright living room, formal dining room, kitchen with further casual dining area, downstairs WC / utility room, three double bedrooms and modern bathroom with both bath and separate shower.

Externally the property benefits from an enclosed rear garden in lawn and paving. The property also benefits from driveway parking and garage with electric door, light and power. Oil fired central heating and double glazing are also featured.

Internal inspection is recommended to appreciate this fine family home and all it has to offer.









### Property Comprise s

Hardwood front door with glazed inset. Leading to...

#### **ENTRANCE HALL**

Solid oak floor. Under stair storage. Recessed spotlights.

#### **CLOAKROOM/UTILITY ROOM 7' 1" x 6' 3" (2.16m x 1.91m)**

Low flush WC. Pedestal wash hand basin with tiled splash back and single taps. Plumbed for washing machine and tumble dryer. Ceramic tiled floor. Recessed spotlight.

#### **LIVING ROOM 14' 11" x 11' 10" (4.55m x 3.61m)**

Feature fireplace with cast iron inset and granite hearth. Feature sliding doors into garden. Solid oak wooden floors. Glazed french doors into...

#### **DINING ROOM 11' 8" x 9' 10" (3.56m x 3m)**

Solid oak wooden floors. Access hatch into kitchen. Glazed french doors.







### **KITCHEN 12' 0" x 9' 9" (3.66m x 2.97m)**

A range of high and low level units. Black resin 1.5 sink unit with mixer taps. Granite effect worktop surfaces and matching splash back. Integrated electric oven. Integrated touch screen four ring hob with overhead stainless steel extractor fan. Space for American style fridge freezer. Plumbed for dishwasher. Space for casual dining area. Ceramic tiled floor. Recessed spotlights.

### **LANDING**

Hot press. Access to roof space.

### **BEDROOM 11' 9" x 10' 2" (3.58m x 3.1m)**

Built in wardrobe. Built in sliding mirrored wardrobe.

### **BEDROOM 14' 11" x 9' 10" (4.55m x 3m)**

### **BEDROOM 9' 8" x 9' 6" (2.95m x 2.9m)**

### **BATHROOM**

Low flush WC. Pedestal sink with mixer tap. Corner shower cubicle with electric shower. Panelled bath with mixer tap. Velux window. Ceramic part tiled walls. Extractor fan. Built in vanity unit. Ceramic tiled floor.







## **OUTSIDE**

Rear enclosed garden in lawn and paving. Front garden in lawn and established beds.

## **GARAGE**

Electric garage door. Light & Power.







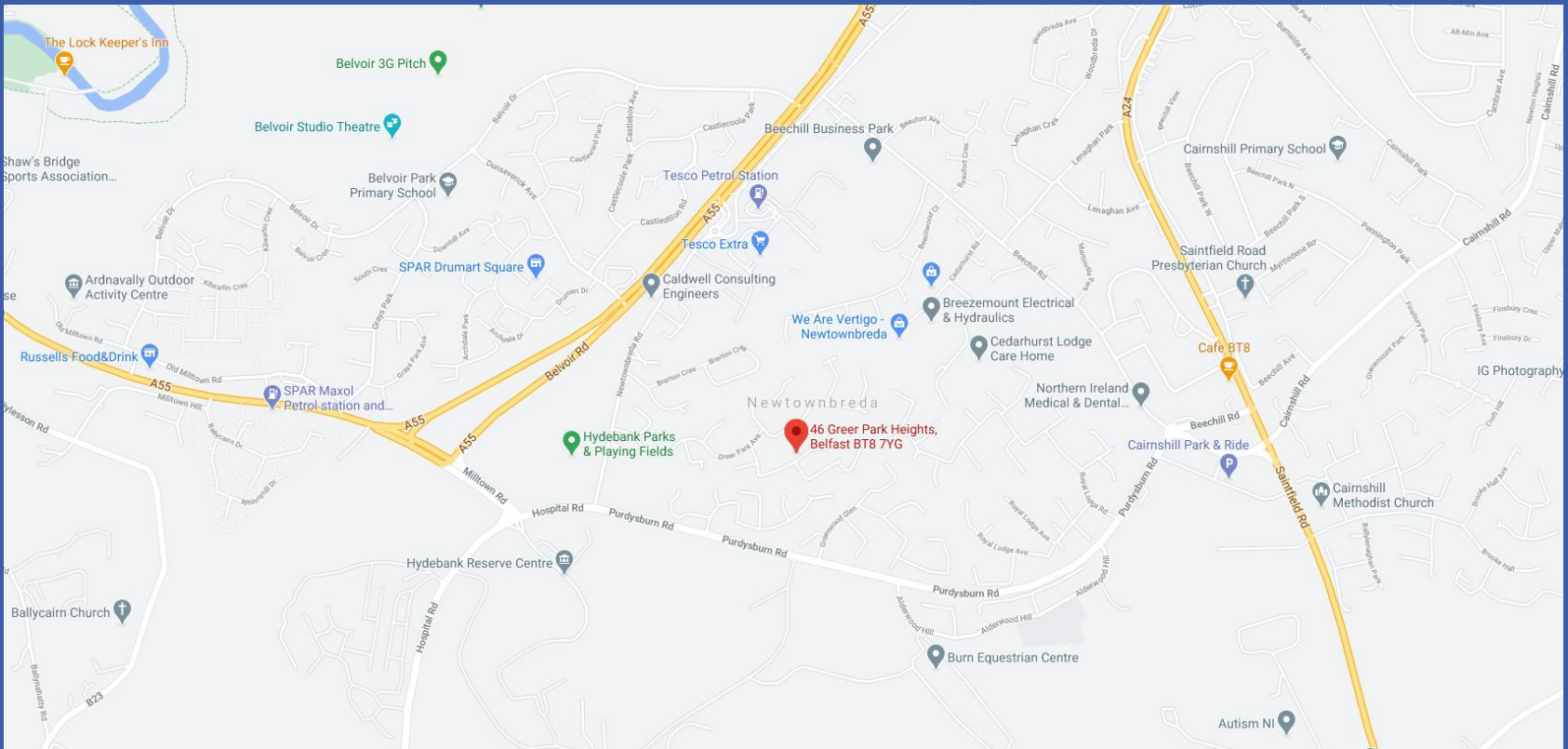






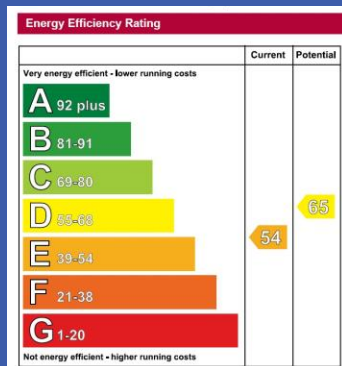






#### Directions:

From Newtownbreda Road, turn on to Greer Park Avenue and the property is on the right hand side



Fetherston Clements Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give no notice that; i) these particulars are given without responsibility of Fetherston Clements or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherston Clements cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherston Clements has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherston Clements will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.