



## 48 Breda Drive, Four Winds, Belfast, BT8 6JU

**Asking Price £215,000**

Situated in a convenient and popular location, this semi detached home offers spacious accommodation with an added advantage of having the room to extend if and when you need the extra space. The accommodation currently comprises three good size bedrooms, lounge to the front with a separate living room that opens to the dining area & fitted kitchen. Finishing the accommodation there is a white bathroom suite with a separate shower cubicle on the first floor. Outside the property benefits from a front area with off street parking, and an excellent rear garden with pleasant views and mature aspect to the rear. A short walk provides access to the convenience shops off Newton Park, transport links to most parts of the city, leading schools both primary and post primary and Forestside Shopping Centre. An excellent chain free home with superb potential.

- Well maintained semi - detached home
- Two plus reception rooms
- Modern white bathroom suite with separate shower cubicle
- Double glazed windows
- Steel shed (garage size)
- Three good size bedrooms
- Fitted kitchen
- Gas central heating
- Good off street parking
- Fantastic rear gardens with a pleasant aspect

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**The accommodation comprises**  
Pvc double glazed front door leading to the entrance hall.

### **Entrance hall**



Solid wood flooring, under stairs cloaks, gas boiler.

### **Lounge 11'9 x 10'9 (3.58m x 3.28m)**



**Living / dining room 18'6 x 11'6 at widest points (5.64m x 3.51m at widest points)**



Solid wood flooring, open to dining area.

### **Dining area**



**Kitchen 8'5 x 7'2 (2.57m x 2.18m)**



Range of high and low level units, single drainer sink unit, formica work surfaces, cooker space, extractor fan, plumbed for

washing machine, fridge freezer space, part tiled walls, tiled floor.

### 1st floor

Access to the roof space, slingsby ladder approach, light, insulated.

### Bedroom 1 11'8 x 9'9 (3.56m x 2.97m)



Solid wood floor.

### Bedroom 2 11'3 x 9'9 (3.43m x 2.97m)



Solid wood floor.

### Bedroom 3 9'9 x 8'9 (2.97m x 2.67m)



Built in robes.

### Bathroom 8'3 x 7'7 (2.51m x 2.31m)



White suite comprising panelling bath, wash hand basin with storage below, corner shower cubicle with chrome thermostatically controlled shower, part tiled walls, recessed spotlights.

### Outside

Off street parking to the front.

### Steel shed 15'9 x 9'0 (4.80m x 2.74m)

Garage size with a roller door, light

## Rear gardens



Excellent low maintenance rear gardens that enjoy a sunny aspect. Large flagged patio area, artificial grass areas, raised flower beds with a range of plants, trees and shrubs. Pleasant views.

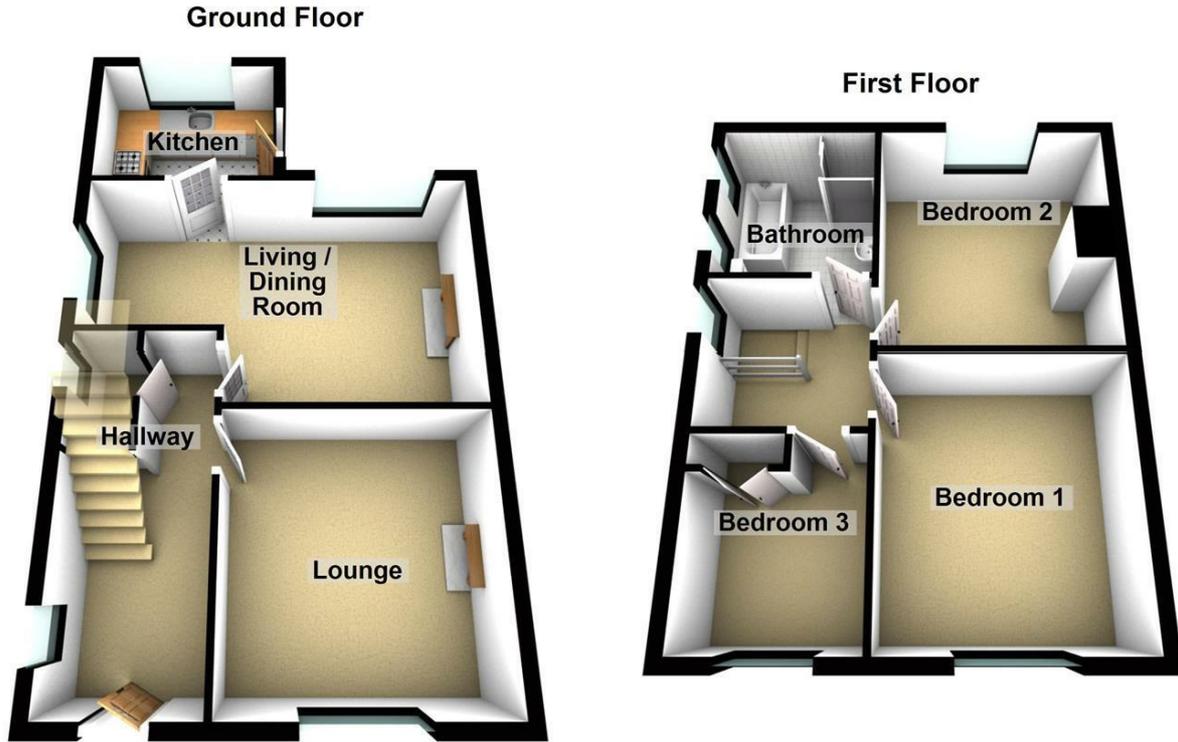
## Additional image



## Rear elevation

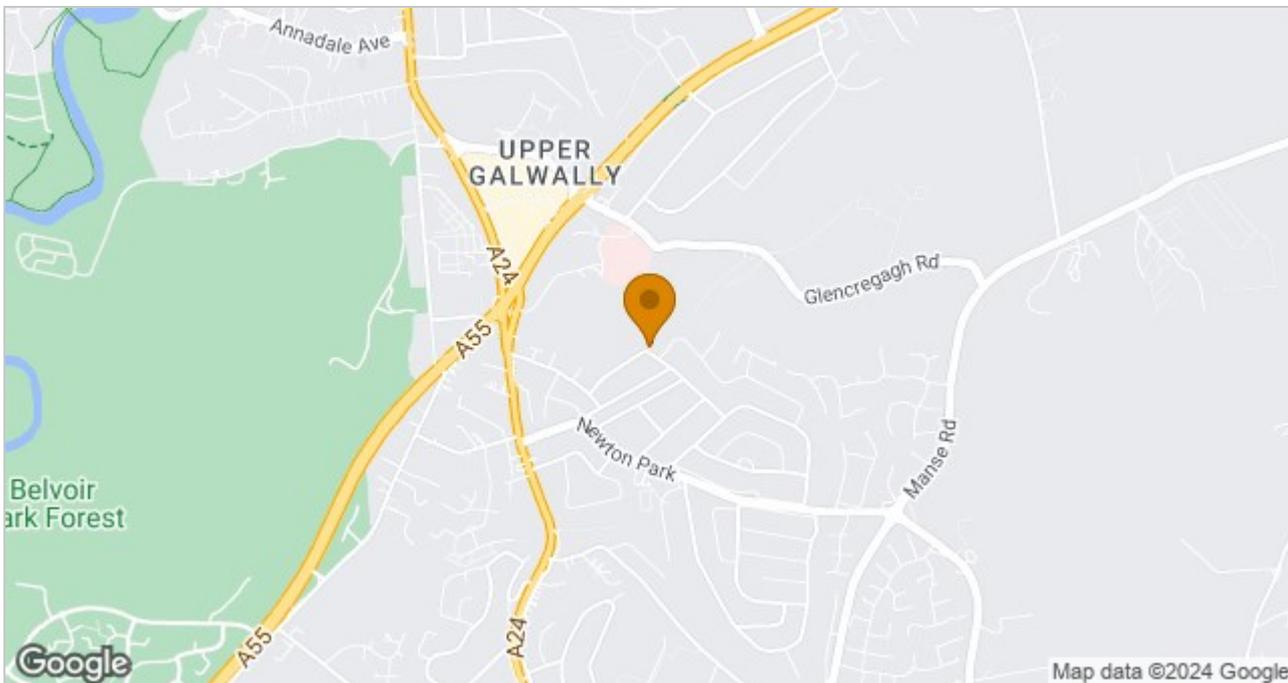


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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