



## 15 Woodbreda Gardens, Saintfield Road, Belfast, BT8 7JP

**Asking Price £184,950**

Woodbreda Gardens is a quiet cul-de-sac that is in an ideal location just between the Saintfield & Beechill road in South East Belfast. With an enviable selection of shops such as Forestside Shopping Centre and Tesco Newtownbreda, leading primary and post primary schools, parks, sports facilities, open green areas and bus routes into and around Belfast city centre, every facet of your everyday family needs are catered for.

This home has been beautifully refurbished to a high standard and provides light and roomy accommodation throughout with three good-sized bedrooms, a spacious lounge with open fireplace, modern fitted kitchen / dining room and a contemporary white bathroom suite on the first floor. Externally you will find off street parking to the front and side of the property and a private garden with laid lawn that is bordered by mature hedging to the rear. The property is completed with oil fired central heating (new condensing boiler fitted Dec 23) and upvc double glazing as standard.

Finished to the highest of standards and positioned in a quiet cul-de-sac, this home is perfect for a young family or first time buyer looking to step on the property ladder. With demand continuing to out weight supply, this home is sure to attract a lot of attention so make sure to arrange your viewing at your earliest opportunity!

- Recently Refurbished Red Brick Semi-Detached Home
- Modern Fitted Kitchen / Dining Room
- Contemporary White Bathroom suite
- Upvc Double Glazing
- Off Street Parking
- Three Bedrooms
- Spacious Lounge
- Oil Fired Central Heating (New Condensing Boiler Fitted Dec 23)
- Private Rear Garden with Laid Lawn
- Quiet Cul-de-sac Setting

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			71
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

## Entrance Hall



Glazed upvc front door and surround opens onto entrance hall with tile effect vinyl flooring

## Lounge



Spacious lounge with cast iron fireplace and wooden surround housing open fire. Wooden flooring. Access to under-stair storage.

## Kitchen / Dining Room



Newly fitted shaker style kitchen with a selection of upper and lower level units complete with formica worktops, stainless steel sink and drainer, integrated slimline dishwasher, electric oven with ceramic hobs and overhead extractor fan. Tile effect vinyl flooring. Recessed spotlights. Glazed upvc door opens onto rear garden.



## First Floor



Newly fitted grey carpets to stairs and landing. Access to roof space.

## Bedroom 1



Spacious double bedroom with built-in storage and access to hot press. Newly fitted grey carpets.

## Bedroom 2



Double bedroom with mirrored slide robes and newly fitted grey carpets

## Bedroom 3



Built-in storage. Newly fitted grey carpets.

## White Bathroom Suite



Newly fitted white bathroom suite

comprising of panelled bath with overhanging electric shower, wash hand basin with stainless steel mixer taps and vanity, low flush w.c and heated chrome towel rail. Grey tiled flooring and part tiled walls. Recessed spotlights.

### Property Front



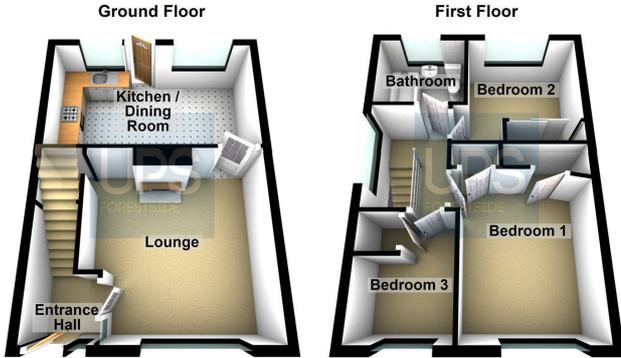
Off street parking to the front and side of the property covered in loose stone.

### Rear Garden



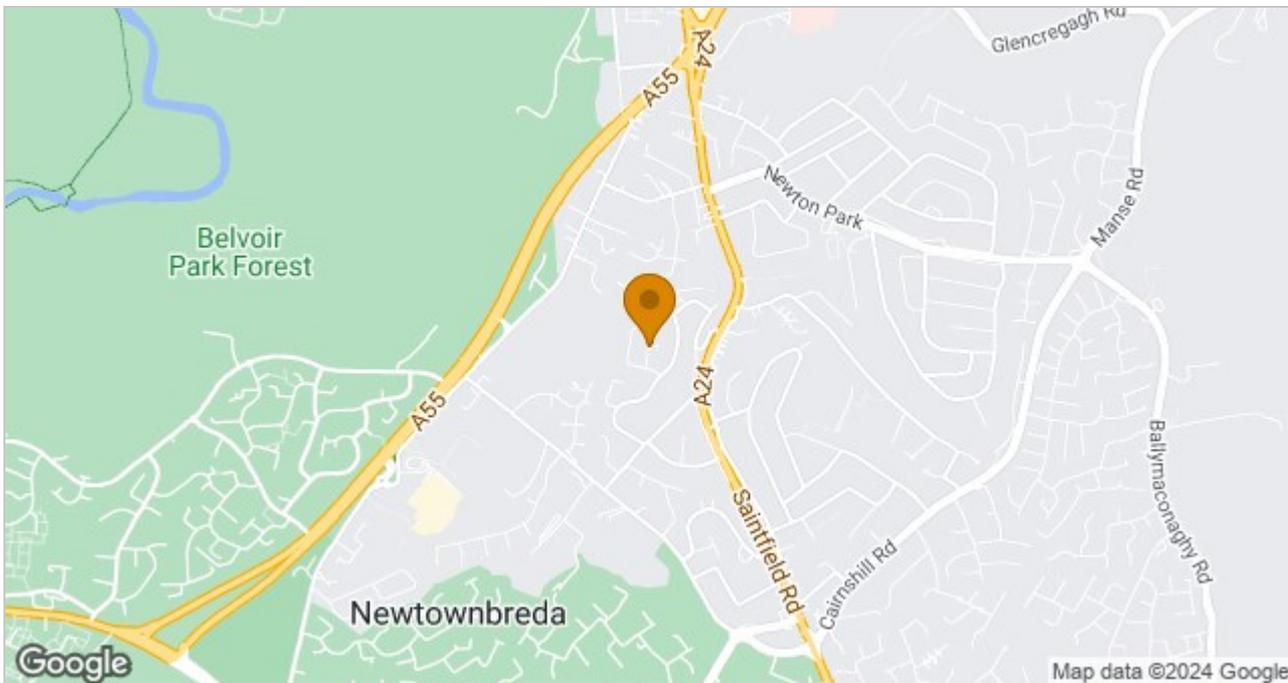
Rear garden with laid lawn bordered by mature hedging.

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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