



11 Breda Park, Saintfield Road, Belfast, BT8 6JR

Asking Price £365,000

Breda Park is situated off the Saintfield Road, offering convenience to the main arterial routes into and out of Belfast and is within walking distance to Lesley Forestside and leading schools both primary and post primary.

The property itself has been both extended and modernised and offers fantastic accommodation comprising lounge to the front with wood burning stove, downstairs w/c and superb kitchen / dining / living area to the rear. On the first floor there are three bedrooms and family bathroom suite with separate shower, whilst the roof space has also been converted to create what is now the principle bedroom with en-suite shower. Outside, there is a driveway with ample parking leading to the detached garage and an excellent, private, south facing rear garden with mature hedging trees and shrubs.

- Extended and Modernised Semi Detached Home
- Lounge To The Front With Wood Burning Stove
- Downstairs w/c
- Nest Smart Gas Heating/Double Glazed
- Detached Garage
- Four Bedrooms, Principle With En-Suite
- Modern Kitchen / Dining / Living Area To Rear
- Contemporary White Bathroom Suite
- Driveway With Ample Parking
- Fantastic, Private, Enclosed Rear Patio & Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC		
Northern Ireland		



The Accommodation Comprises



Hard wood glass panelled front door with glazed side panels to entrance porch,
terracotta tiled floor.
Glass panelled inner door to hallway.



Downstairs w/c



Low flush w/c and sink unit, spotlights.

Lounge 14'6 x 11'3 (4.42m x 3.43m)



Into bay.
Cast Iron wood burning stove, wood strip flooring.
Double glass panelled doors to living area.





Living Area 12'5 x 10'5 (3.78m x 3.18m)



Wood strip flooring. Open to extended dining area



Extended Dining Area 18'3 x 12'9 (5.56m x 3.89m)



Tiled floor, Upvc doors with glazed side panels to patio & garden. Underfloor heating.



Shaker Style Fitted Kitchen 9'0 x 8'4 (2.74m x 2.54m)



Excellent range of high and low level built-in unit with marble effect work surfaces, integrated gas hob and oven, stainless steel over head extractor fan, integrated fridge freezer, dishwasher and washing machine, double larder cupboard. Underfloor heating. The kitchen is open plan to the extended dining area which in turn is open to the living area, creating a superb, contemporary space with direct access to the patio & garden.





First Floor

Bedroom Two 12'7 x 11'0 (3.84m x 3.35m)



Built-in storage.

Bedroom Three 12'4 x 10'8 (3.76m x 3.25m)



Lovely views over, private, mature rear garden.

Bedroom Four 8'4 x 8'2 (2.54m x 2.49m)



Built-in storage.

Contemporary Bathroom Suite



Comprising free standing oval bath with mixer taps and telephone hand shower, separate corner shower cubicle with chrome shower unit and drench head attachment. Wash hand basin with mixer taps and storage below, heated chrome towel rail.



Landing



Permanent staircase providing access to principle bedroom

Principle Bedroom 14'2 x 9'6 (4.32m x 2.90m)



Skylight windows. Built-in storage and additional storage into eaves.



En-Suite



Comprising walk-in shower cubicle with shower unit, pedestal wash hand basin with mixer taps, low flush w/c, part tiled walls, tiled floor, spotlights.



Outside

Front gardens laid in lawns

Driveway with ample parking leading to detached garage.

Detached Garage 19'3 x 9'0 (5.87m x 2.74m)

Double doors, light and power.

Outside Rear



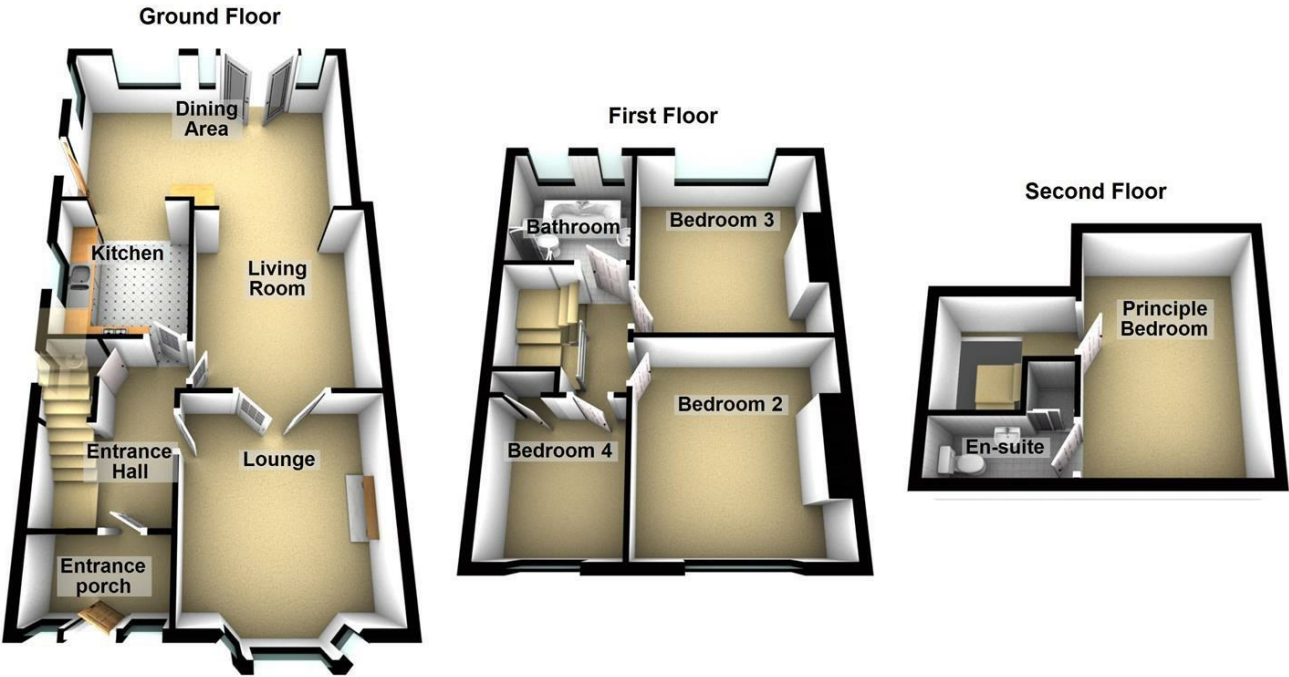
From the extending dining room, access is provided to the south facing patio and mature gardens laid in lawns. The garden of this property would not only be bigger than the average semi detached home in the area, but is surrounded by mature hedging trees and shrubs creating a fantastic outside space.





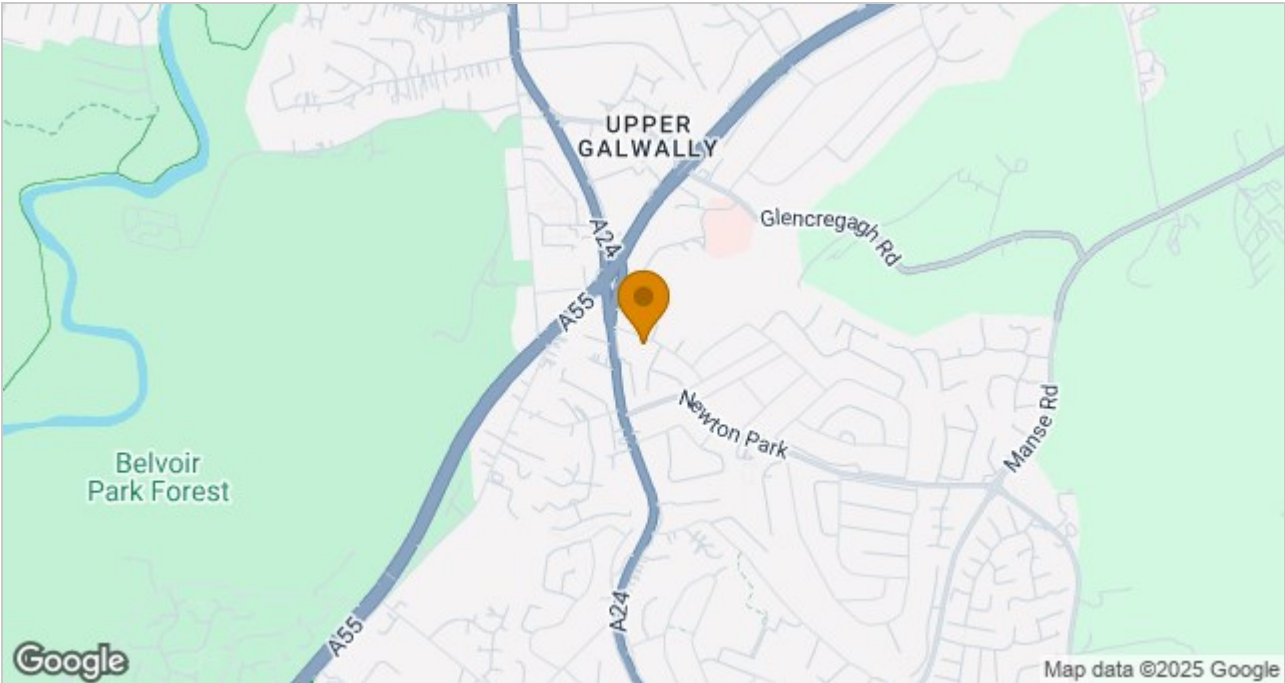


Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101
FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Forestside Estates Ltd; Trading under licence as Ulster Property Sales (Forestside) Reg. No. NI051121;
Registered Office: 9 Upper Crescent, Belfast BT7 1NT
©Ulster Property Sales is a Registered Trademark