



10 Forest Grove, Newtownbreda, Belfast, Co Antrim, BT8 6AR

Asking Price £249,950

Forest Grove is a small, residential development located just off the Newtownbreda Road in the ever popular South East Belfast. With an excellent selection of schools, shopping facilities, open green areas and transport facilities all within walking distance, it is the perfect location to take advantage of all that the local area has to offer.

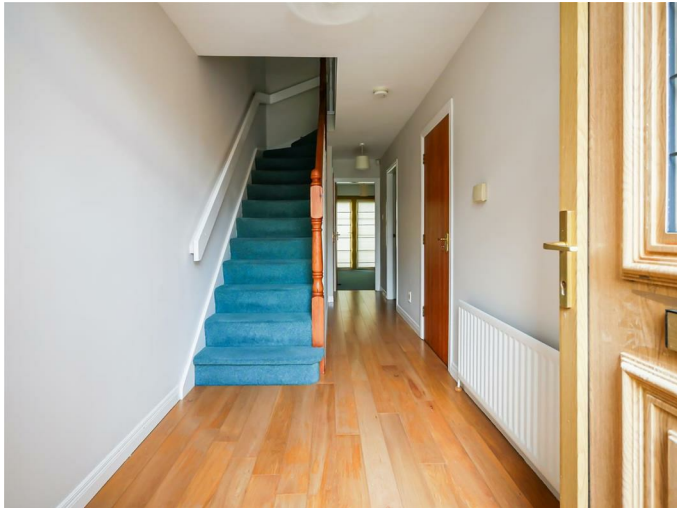
The property is a red brick three storey townhouse and comprises of three bedrooms with master en-suite, gallery landing/study that overlooks the spacious lounge open to dining area & fitted kitchen, separate utility room, ground floor shower room and large integrated garage. However it is the unique design of this property which really sets itself apart from the crowd, with its large feature windows, vaulted ceiling and gallery landing, this property definitely has the WOW factor!

In addition to all this, the property also comes complete with gas fired central heating, double glazing, off street parking and garden area to the rear. To really appreciate all that this property has to offer, it has to be seen in person, so make sure to arrange your viewing at your earliest convenience!

- Beautiful End Terrace Town House
- Top Floor Suite with Galleried Landing
- Ground Floor Shower Room
- Integral Garage and Driveway with Off Street Parking
- Rear Garden with Westerly Aspect
- Three Bedrooms with Master Ensuite
- Open Plan Kitchen / Living / Dining Area
- Separate Utility Room
- Gas Heating / Double Glazed
- Excellent location close to schools, shops and transport links

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
Northern Ireland		
EU Directive 2002/91/EC		

Entrance Hall



Glazed upvc front door and surround opens onto spacious entrance hall with laminate flooring.

Ground Floor Shower Suite



Ground floor shower suite comprising of low flush w.c, wash hand basin and shower cubicle.

Bedroom 2 11'2" x 10'10" (3.41m x 3.32m)



(at widest points)

Bedroom 3 3.28m x 3.28m



(at widest points) Glazed upvc patio doors open onto westerly facing rear garden.

First Floor

Open Plan Kitchen / Living / Dining 29'8" x 17'9" (9.05m x 5.42m)

(at widest points) Bright and spacious open plan kitchen / living / dining room.

Lounge 13'8" x 10'9" (4.18m x 3.29m)



Spacious lounge with vaulted ceilings, over looking gallery and beautiful feature window.

Dining Area



Fitted Kitchen 12'11" x 11'2" (3.94m x 3.41m)



Fitted kitchen with a selection of upper and lower level units complete with wooden effect counter tops, sink with drainer, electric oven with four ring gas hob and plumbed for dishwasher. Laminate flooring.

Utility Room 6'7" x 5'2" (2.02m x 1.59m)

Plumbed for washing machine.

Top Floor Suite

Galleried Landing / Study Area 11'8" x 6'11" (3.57m x 2.12m)



Study / Reception area over looking lower lounge area. Open to:



Master Bedroom 17'5" x 11'1" (5.32m x 3.40m)

Spacious double bedroom with feature windows and built-in storage.

Ensuite 9'3" x 6'7" (2.83m x 2.03m)



White bathroom suite comprising of panelled bath, low flush w.c, pedestal wash hand basin and corner shower cubicle. Part tiled walls and laminate flooring.

Integral Garage

Integral garage complete with electric roller door, power and lighting. Access to gas boiler.

Property Front



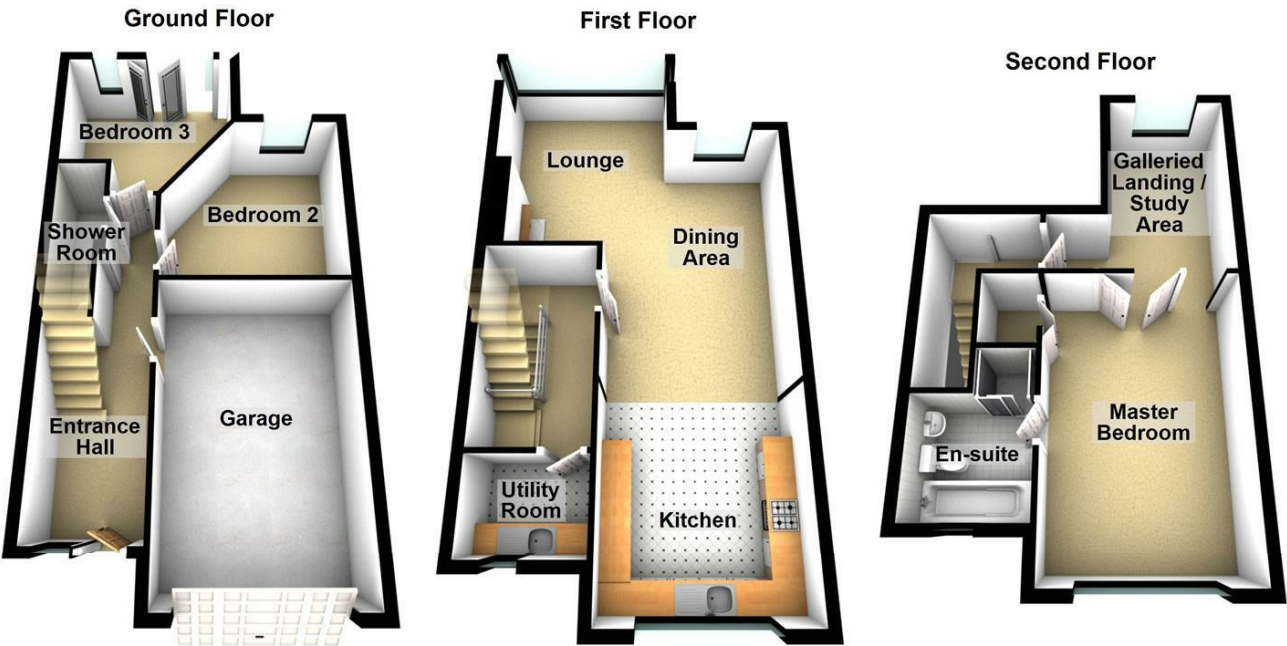
Red brick driveway with off street parking and garden area with laid lawn.

Rear Garden

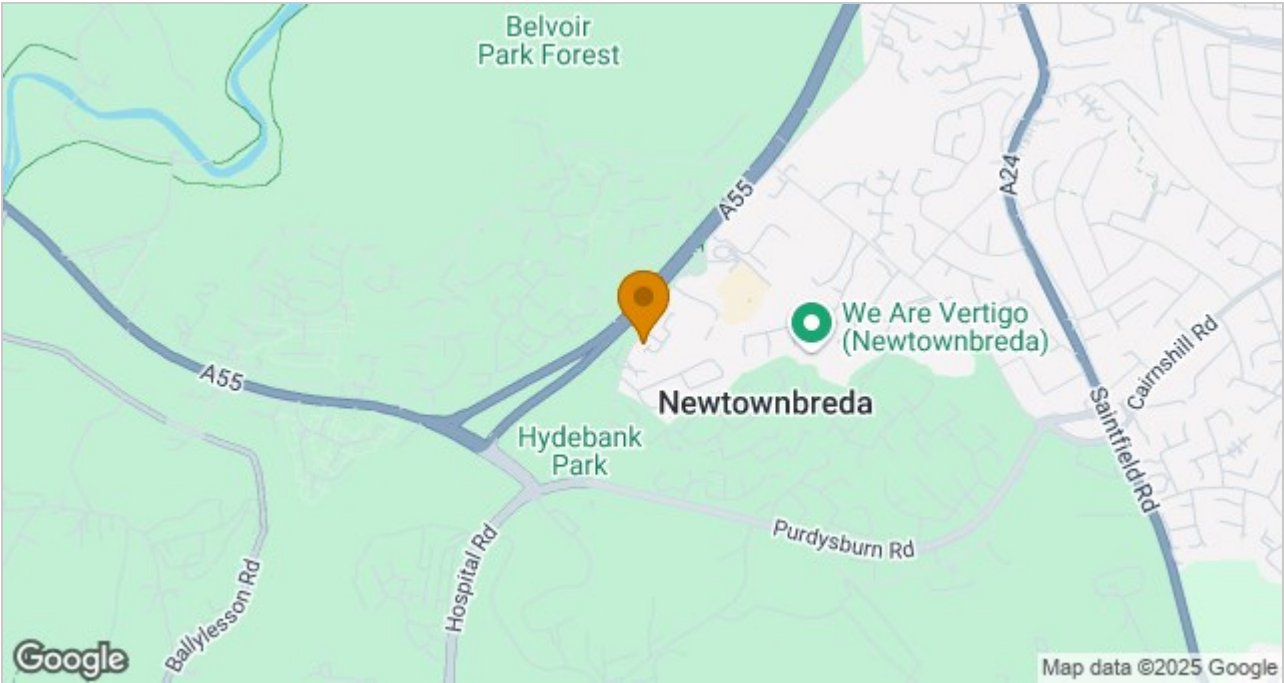


Rear garden with westerly aspect bordered by fencing to the rear and access to the side.

Floor Plan



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



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark