



8 Newtownbreda Court, Belfast, BT8 7AF

Asking Price £235,000

Situated in Newtownbreda Village, this end town house offers convenience to many local amenities, such as Tesco Newtownbreda, Forestside Shopping Centre, the outer Ring, leading schools and the Cairnshill Park and Ride. Internal accommodation comprises three bedrooms, master with en-suite, two receptions, modern fitted kitchen with casual dining area and white bathroom suite on first floor. An excellent home for the young professional or family hoping to purchase a home within the BT8 area.

- End Town House
- Master En-Suite
- Modern Fitted Kitchen/Dining
- Oil Fired
- Enclosed Side & Rear
- Three Bedrooms
- Lounge Open to Dining Room
- White Bathroom Suite
- Driveway to Front

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	70
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

Entrance Hall



Wood panelled front door with glazed side panels to entrance hall, laminate flooring. Under-stairs storage.

Lounge 15'11 x 13'2 (4.85m x 4.01m)



Hole in the wall fireplace, laminate flooring. Spot-lights. Double french doors to dining room.



Dining Room 13'2 x 9'7 (4.01m x 2.92m)



Laminate flooring. Double glazed doors to patio.

Fitted Kitchen/Dining 22'1 x 10'0 (6.73m x 3.05m)



Range of high and low level units, glazed cabinets, wood effect work tops, built-in-hob and under oven, fridge freezer and washing machine, breakfast bar, part tiled walls. Tiled flooring. Spot-lights.





First Floor

Bedroom One 15'5 x 13'2 (4.70m x 4.01m)



(at widest points) Wall to wall mirrored slide robes.



En-suite



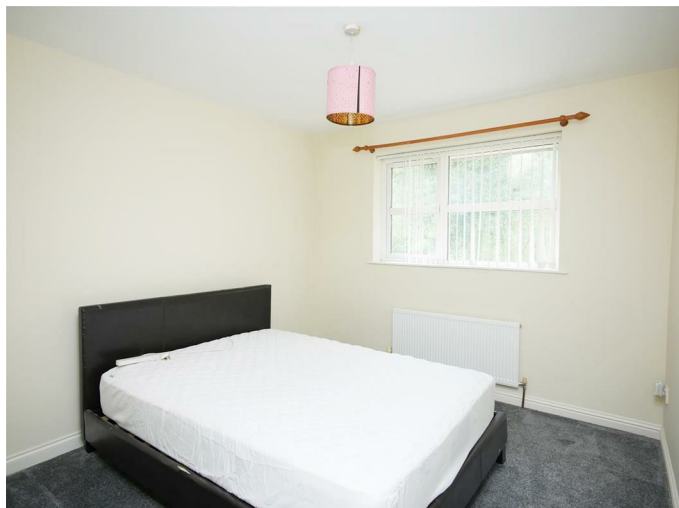
Comprising walk in shower cubicle, with shower unit, pedestal wash hand basin and low flush w.c Part tiled walls. Tiled flooring.



Bedroom Two 10'2 x 10'1 (3.10m x 3.07m)



Bedroom Three 10'2 x 9'7 (3.10m x 2.92m)



Bathroom Suite



White suite comprising panelled bath with mixer taps and shower , pedestal hand basin and low flush w.c Fully tiled walls. Spot-lights.
Hot-press.

Outside Front

Front garden laid in lawn.
Driveway with ample parking.

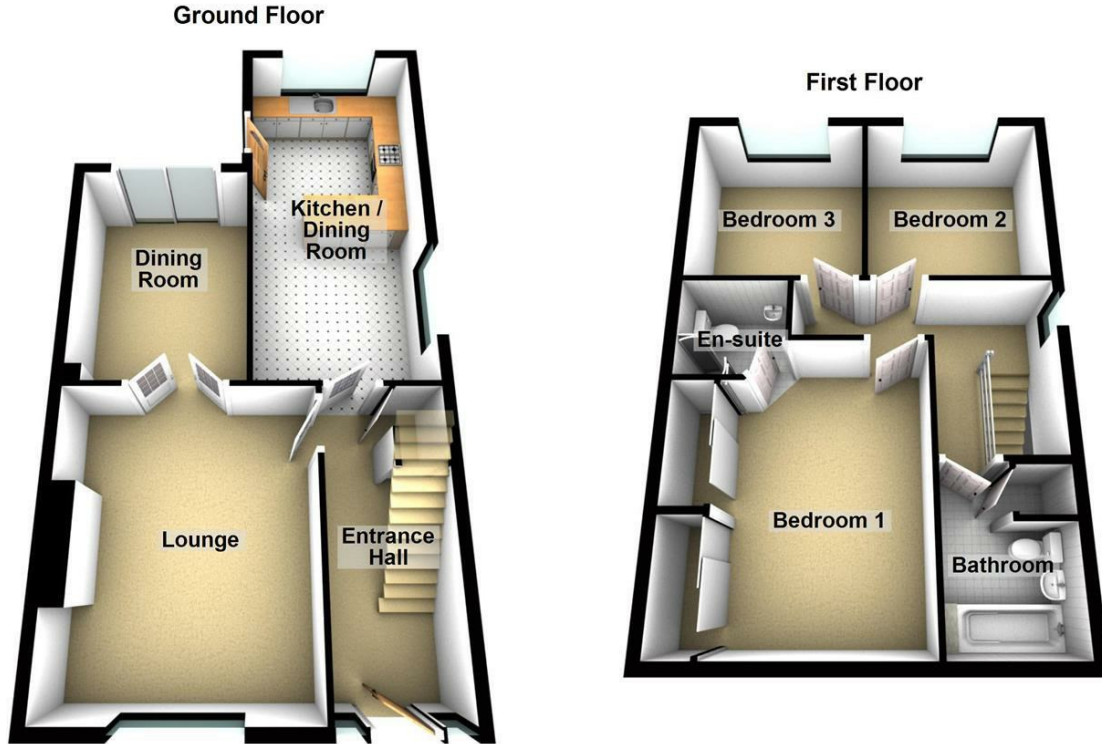
Outside Side and Rear



Loose stone area to side and enclosed patio area to rear. Wooden storage shed.

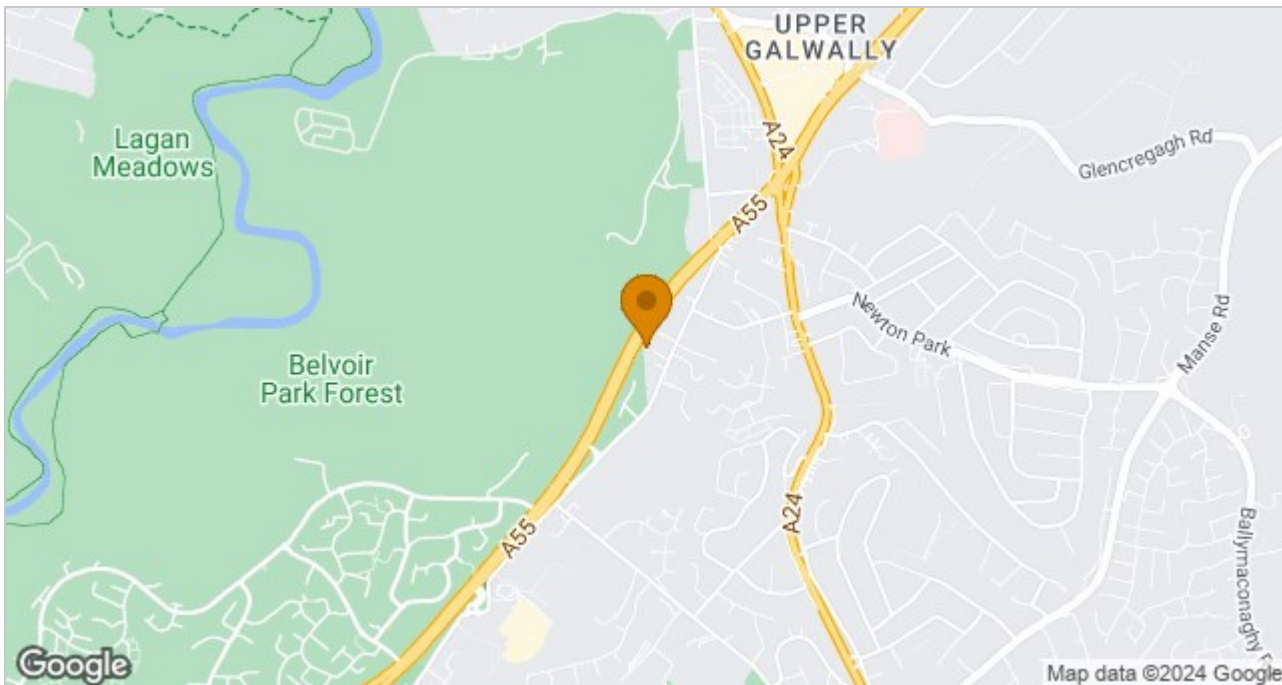


Floor Plan



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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
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 B17 1NT
©Ulster Property Sales is a Registered Trademark

