ULSTER PROPERTY SALES
UPS

FORESTSIDE BRANCH
Unit 33 Forestside, Belfast, BT8 6FX

028 9064 1264
forestside@ulsterpropertysales.co.uk

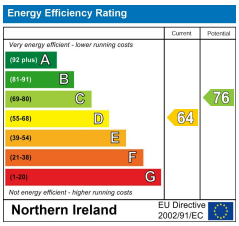
NETWORK STRENGTH – LOCAL KNOWLEDGE

27 Woodbreda Park, Saintfield Road, Belfast, BT8 7HY

Asking Price £192,500

Situated just off the lower Saintfield Road, 27 Woodbreda Park occupies a highly convenient and sought-after position, ideally placed for access to a wide range of local amenities, schools, shops, public transport links and arterial routes leading into Belfast city centre. This impressive end-terrace home offers bright and well-proportioned accommodation throughout and is ideally suited to first-time buyers seeking a property in this popular residential area. The accommodation comprises three good sized bedrooms, each benefiting from built-in robes, a comfortable lounge with an open aspect to the dining area, and a modern fitted kitchen. Upstairs, there is a contemporary shower suite. Externally, the property benefits from gardens to both the front and rear, together with off-street parking. Offered to the market chain free, the property does require some cosmetic updating, providing an excellent opportunity for a purchaser to add their own personal style and value. With its desirable location, generous accommodation and convenient access to Belfast, this is a property sure to appeal to a wide range of first-time buyers and young professionals. Early viewing is highly recommended to fully appreciate the potential and position this excellent home has to offer.

- Spacious end terrace home
- Three bedrooms, all with built in robes
- L-shape lounge open to the dining area
- Modern fitted kitchen
- 1st floor shower suite
- Gas central heating
- Double glazed windows
- Off street parking
- Gardens to the front and rear
- Cul de sac position



The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall

Lounge 13'3 x 12'9 (4.04m x 3.89m)

Laminate flooring, open to the dining.

Additional lounge image

Dining 11'7 x 7'2 (3.53m x 2.18m)

Double glazed French doors to the rear garden.

Kitchen 10'1 x 8'8 (3.07m x 2.64m)

Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, extractor fan, plumbed for washing machine, plumbed for dishwasher, fridge freezer space, tiled floor, breakfast bar, under stairs annex.

Additional kitchen image

1st floor

Landing, access to the roof space,

Bedroom 1 12'7 x 10'1 (3.84m x 3.07m)

Built in robe.

Bedroom 2 10'10 x 9'3 (3.30m x 2.82m)

Built in robe.

Bedroom 3 9'7 x 7'3 (2.92m x 2.21m)

Built in robe.

Shower room 6'5 x 5'8 (1.96m x 1.73m)

Comprising corner shower cubicle with chrome thermostatically controlled shower, low flush w/c, pedestal wash hand basin, fully tiled walls, tiled floor, pvc panelled ceiling, extractor fan.

Additional shower room image

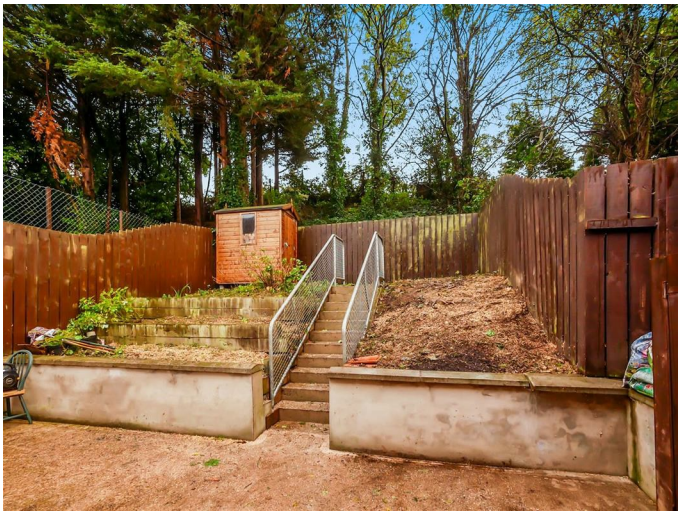
Outside
Off street parking to the front.

Front garden
Garden area to the front with a range of plants, and shrubs.

Rear garden

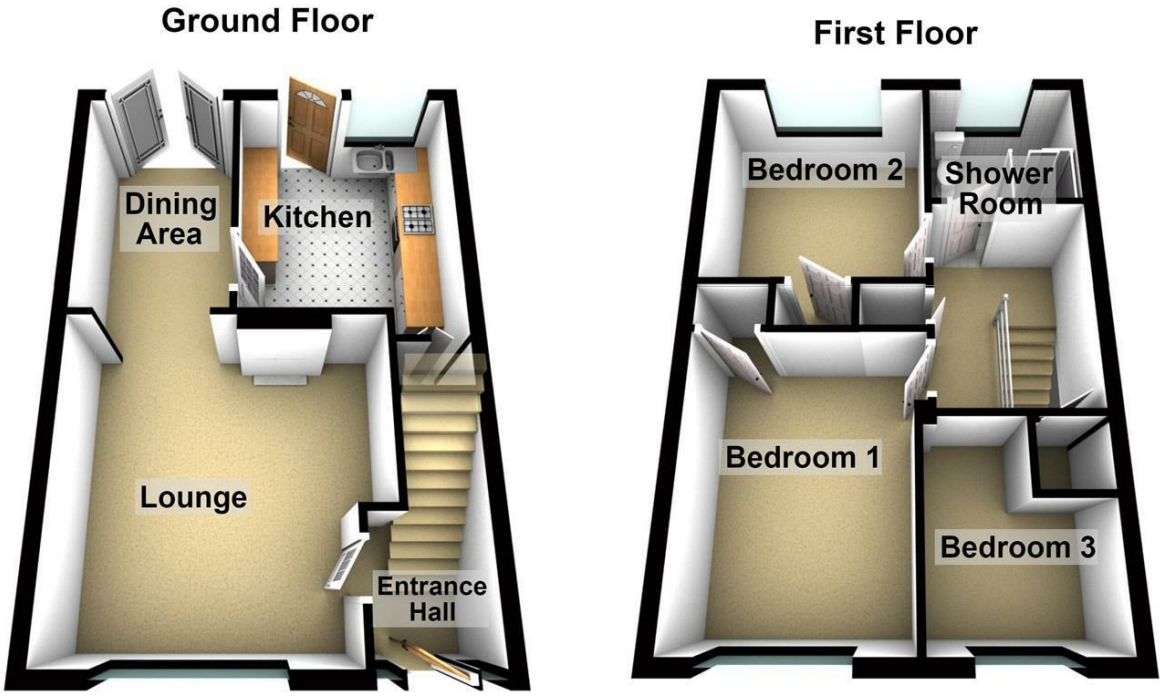
Enclosed gardens to the rear with low maintenance patio area, raised garden, outside tap, bordered by fencing.

Additional rear garden image

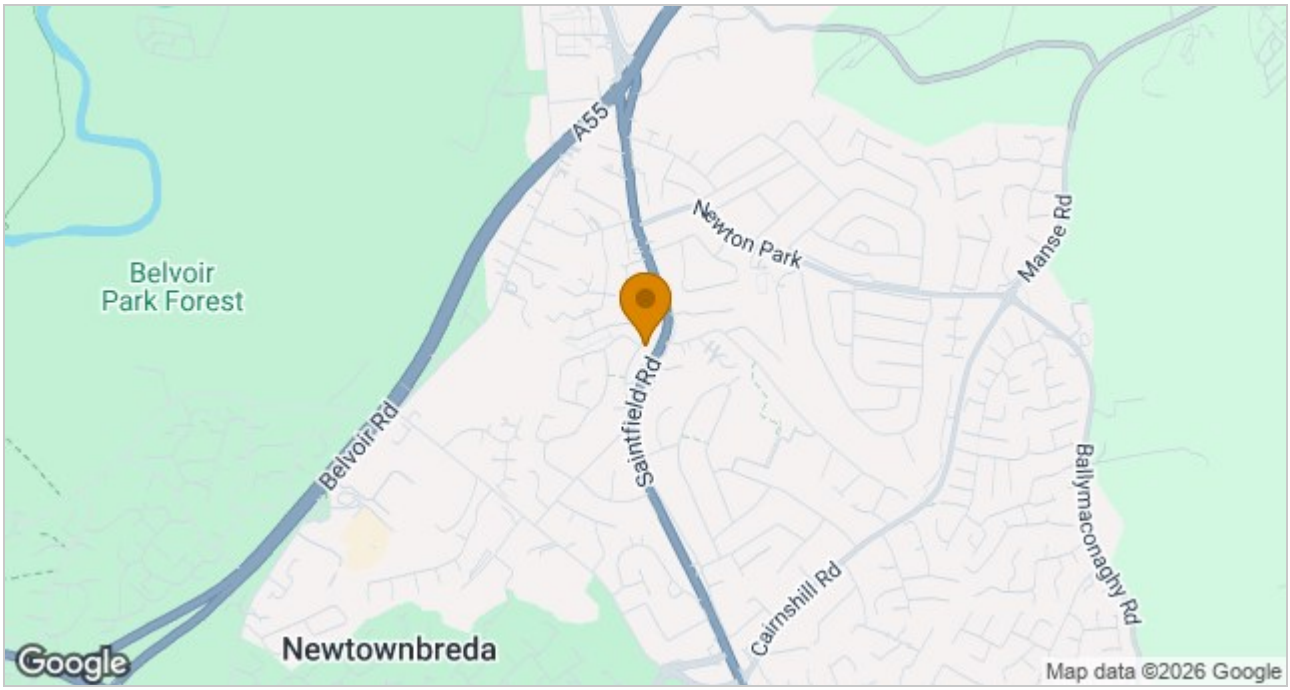


Rear elevation

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.