ULSTER PROPERTY SALES
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NETWORK STRENGTH – LOCAL KNOWLEDGE

22 Woodbreda Park, Off Saintfield Road, Belfast, BT8 7HY

Asking Price £195,000

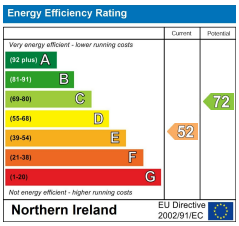
Woodbreda Park is a popular residential location just off the Saintfield Road, offering excellent convenience to local amenities at Commons Brae and Forestside Shopping Centre. The property is also ideally positioned for access to main arterial routes, public transport links including Cairnshill Park & Ride, and a range of leading primary and post-primary schools.

Internally, the property comprises three bedrooms, a reception room open plan to a fitted kitchen and dining area, and a white bathroom suite on the first floor.

Further benefits include an oil-fired central heating system, double glazing, a private driveway with parking leading to a detached prefabricated garage, and an enclosed rear patio garden bordered by timber fencing.

This is an excellent opportunity for a first-time buyer or family seeking a well-located home with convenient access to local amenities, transport links and schools.

- Semi Detached Home
- Lounge
- White Bathroom Suite
- Double Glazed
- Detached Pre-fabricated Garage
- Three Bedrooms
- Fitted Kitchen / Dining
- Oil Heating
- Driveway With Parking
- Enclosed Patio Area To Rear



Entrance Hall

Glass panelled front door to entrance hall.

Lounge 14'1 x 13'3 (4.29m x 4.04m)

Tiled fire place with wooden surround.

Kitchen/Dining 16'4 x 9'8 (4.98m x 2.95m)

Full range of high and low level units, Formica work surfaces, built in hob and oven, single drainer 1 1/4 bowl with mixer taps, plumbed for washing machine, Part tiled walls. Tongue and groove ceiling.

First Floor

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

Hotpress. Built in storage.

Bedroom Two 12'4 x 9'0 (3.76m x 2.74m)

Built in robe.

Bedroom Three 8'5 x 7'8 (2.57m x 2.34m)

White Bathroom Suite

Comprising panelled bath with mixer taps with shower above, wash hand basin with mixer taps and storage below, low flush w.c
Fully tiled walls. Heated chrome towel rail.

Landing

Access to the roofspace.

Outside Front

Garden laid in lawn,
Driveway with ample parking.

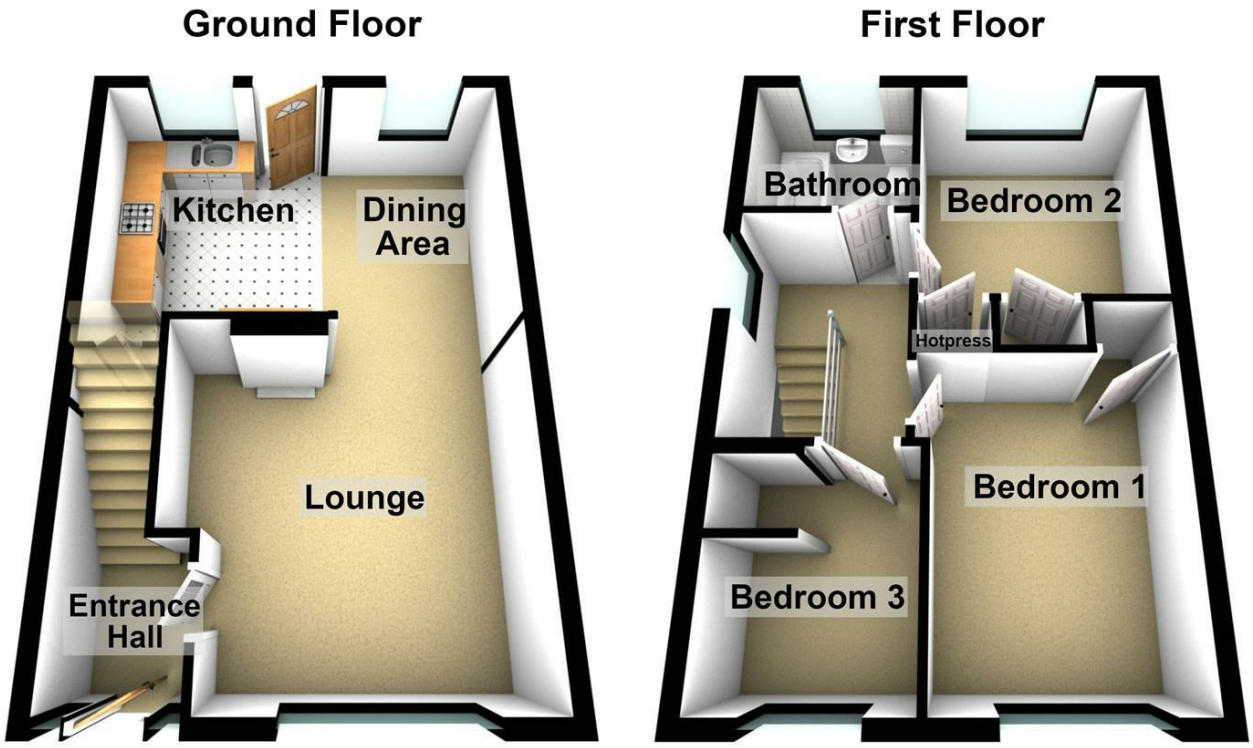
Prefabricated Garage 16'0 x 10'6 (4.88m x 3.20m)

Up and over door. Housing oil boiler.

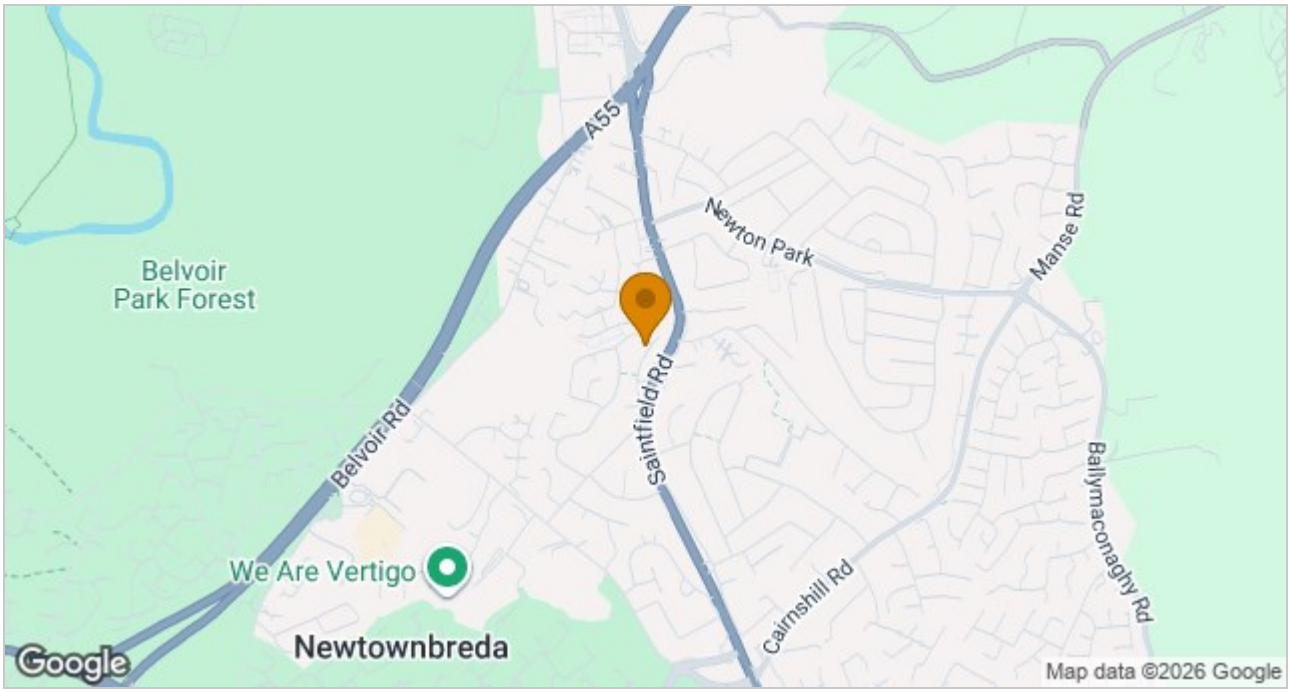
Outside Rear

Flagged patio area to the rear bordered by timber fencing. Pvc oil tank.

Floor Plan



Area Map



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