



## 19 Newton Park, Four Winds, Belfast, BT8 6LL

**Asking Price £249,950**

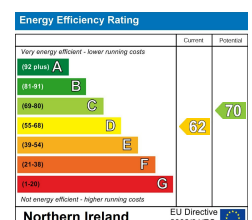
Situated off Newton Park, this semi detached home is literally a 1 minute walk to the local shops, transport links and main arterial routes into and out of Belfast, as well as being close to the leading schools both primary and post primary.

Internally the property comprises of three bedrooms, two reception rooms, downstairs w/c, extended dining area to fitted kitchen and white shower suite on first floor.

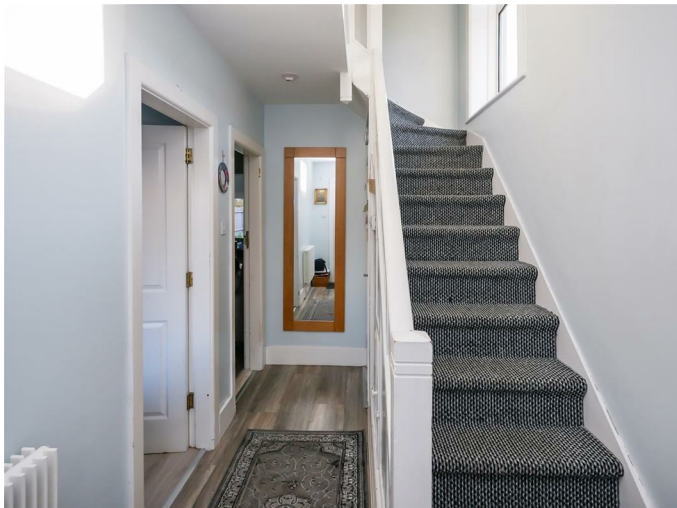
In addition the property benefits from a gas heating system, double glazing, off street parking leading to detached garage (currently utilised as a utility area & potential home office), and enclosed rear garden that captures the afternoon sun.

A superb home in a great location.

- Semi Detached Home
- Two Receptions
- Downstairs W/C
- Gas Heating/Double Glazing
- Detached Garage (Converted To utility & Separate Storage)
- Three Bedrooms
- Extended Dining Area To Modern Fitted Kitchen
- Shower Suite 1st Floor
- Driveway With Parking
- Enclosed Patio & Garden



## The Accommodation Comprises



Glass panelled front door to entrance hall. Laminate flooring.

## Downstairs w.c



Sink unit with mixer taps and storage below, low flush w.c

## Lounge 12'0 x 10'1 (3.66m x 3.07m)



Laminate flooring



**Living Room 10'1 x 9'6 (3.07m x 2.90m)**



Cast iron fireplace with slate hearth. Open to

**Fitted Kitchen / Dining 16'4 x 13'5 (4.98m x 4.09m)**



(at widest points)

Shaker style kitchen, single drainer 1 1/4 bowl sink unit, with mixer taps. built in 5 ring gas hob and double oven, overhead extractor fan, integrated fridge and freezer, integrated dishwasher. Laminate flooring. Pvc patio doors with glazed side panels.





**First Floor**

**Bedroom One 11'5 x 9'9 (3.48m x 2.97m)**



(into bay) Laminate flooring.

### Bedroom Two 9'8 x 9'1 (2.95m x 2.77m)



Built in storage.

### Bedroom Three 7'1 x 6'3 (2.16m x 1.91m)



Laminate flooring.

### White Shower Suite



Shower suite comprising panelled bath with mixer taps, Mira shower unit above, pedestal wash hand basin, low flush w.c Pvc ceiling with spotlights.

### **Landing**

Access to the roofspace.

### **Outside Front**

Garden laid lawn.

Driveway with parking leading to the detached garage.

### **Detached Garage**

Separated with utility area, plumbed for automatic washing machine. Additional storage room to rear of garage, plumbed for shower w/c & sink unit.

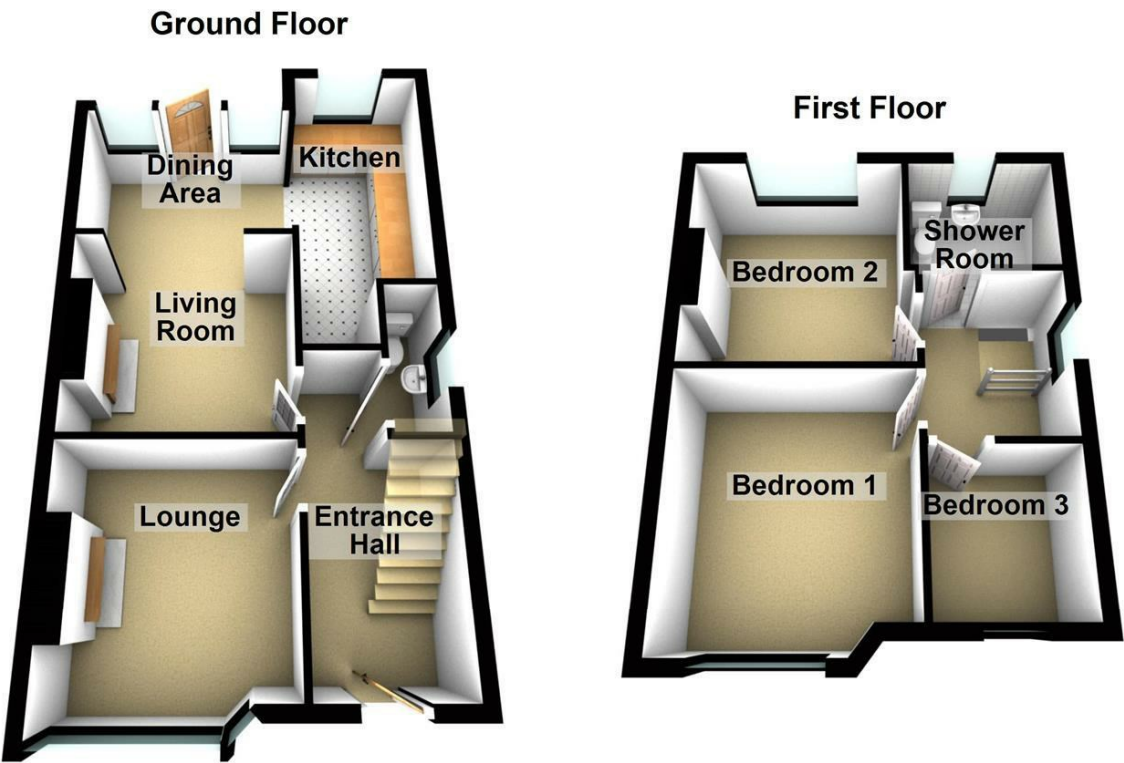
### **Outside Rear**



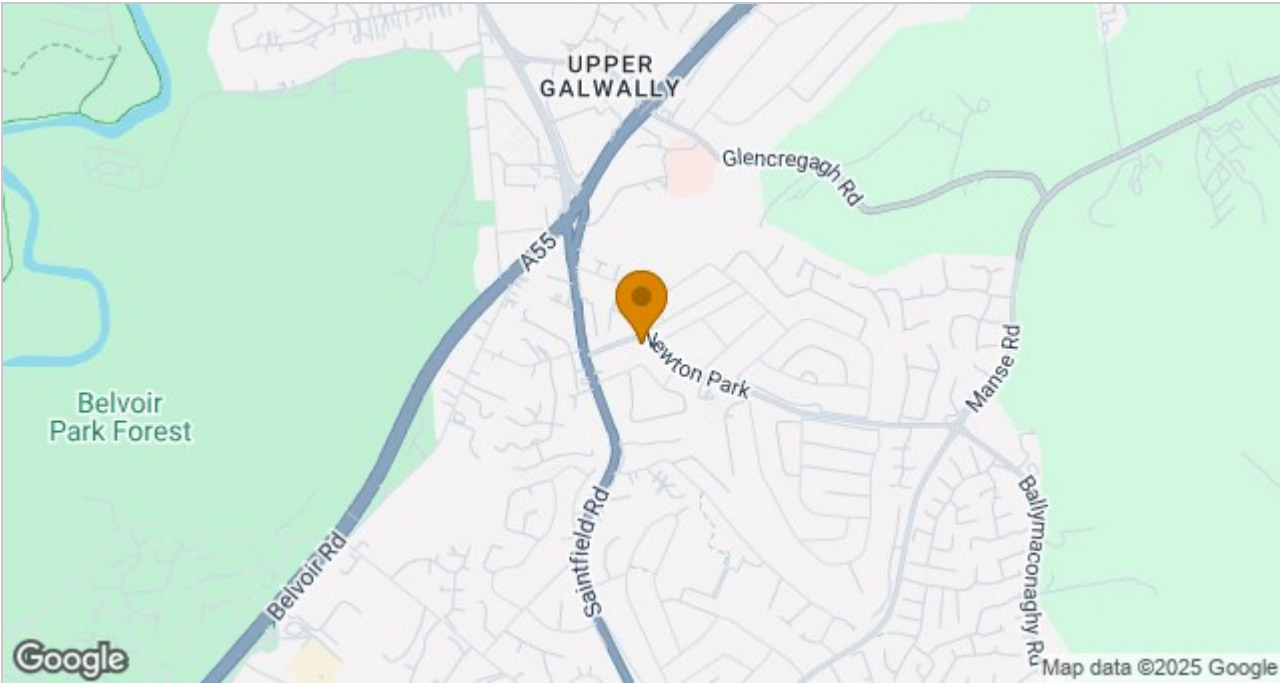
Enclosed rear garden laid in lawn and patio area, bordered by timber fencing and brick wall.



Floor Plan



Area Map



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