



2 Breda Park, Saintfield Road, Belfast, BT8 6JR

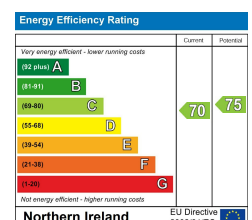
Asking Price £299,950

Breda Park is situated off the Saintfield Road, offering convenience to the main arterial routes into and out of Belfast and is within walking distance to Lesley Forestside and leading schools both primary and post primary.

The property has been extended and modernised offering spacious, well proportioned accommodation comprising three bedrooms two reception rooms, fitted kitchen and white bathroom suite on first floor. In addition the garage has been converted to a home office or utility area with a w/c and sink unit to the rear.

Outside there is parking to the front and an enclosed rear garden laid in lawn.
 An excellent home in a great location.

- Extended Semi Detached Home
- Two Receptions
- Garage Converted to Utility/Home Office
- White Bathroom Suite With Separate Shower
- Double Driveway To Front
- Three Bedrooms
- Extended Fitted Kitchen
- Downstairs w/c
- Gas Heating/Double Glazed
- Enclosed Rear Gardens Laid in Lawns



The Accommodation Comprises



Entrance Hall



Pvc front door to entrance hall.

Lounge 13'8 x 11'8 (4.17m x 3.56m)



Into Bay
Laminate flooring.

Lounge Area 20'4 x 12'9 (6.20m x 3.89m)



At widest points. Laminate flooring.

Extended Fitted Kitchen 19'0 x 12'9 (5.79m x 3.89m)



Full range of high and low level units, glazed display cabinets, single drainer 1 1/4 sink unit with mixer taps. Pvc glass panned rear door providing access to rear garden.

Former Garage 11'7 x 9'0 (3.53m x 2.74m)



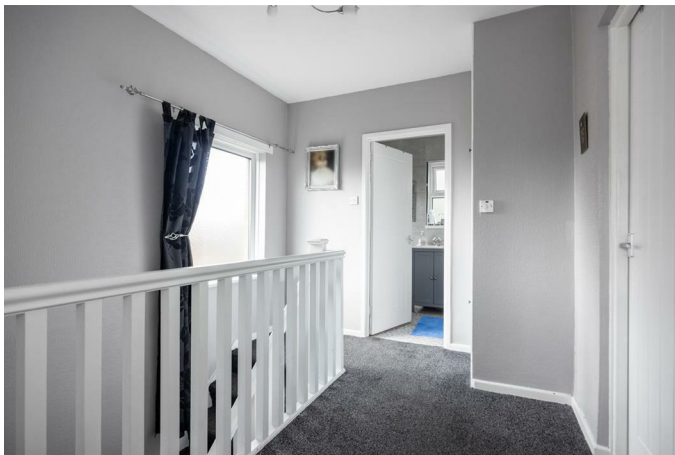
Laminate flooring.
w/c and sink unit to the rear.

Downstairs w.c



Sink unit. Low flush w.c

First Floor



Bedroom One 12'3 x 10'2 (3.73m x 3.10m)



Built in furniture. Laminate flooring.

Bedroom Two



Built in furniture. Laminate flooring.

Bedroom Three 8'0x 8'0 (2.44mx 2.44m)



White Bathroom Suite



White bathroom suite comprising free standing slipper style bath, wash hand basin with mixer taps and storage below. Separate shower cubicle. Low flush w,c Heated chrome towel rail.

Landing

Access to the roofspace via fold down ladder.

Outside Front



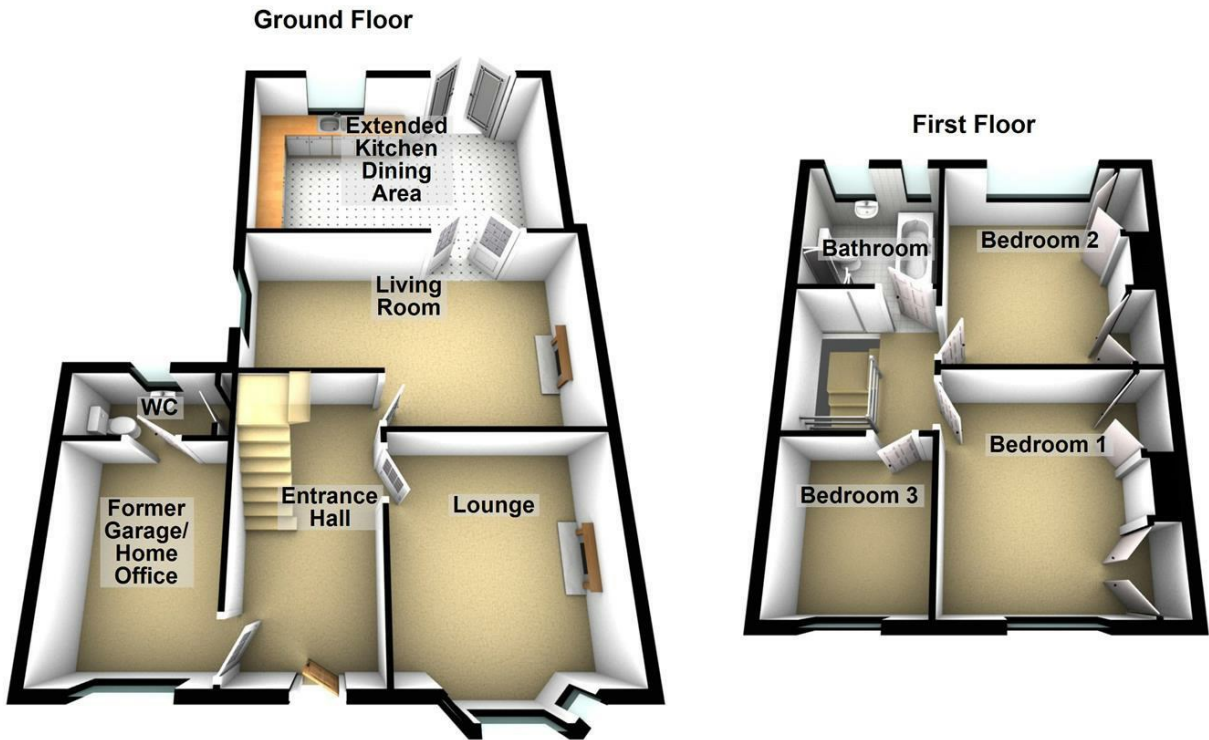
Garden laid in lawn.
Double driveway with ample parking.

Outside Rear

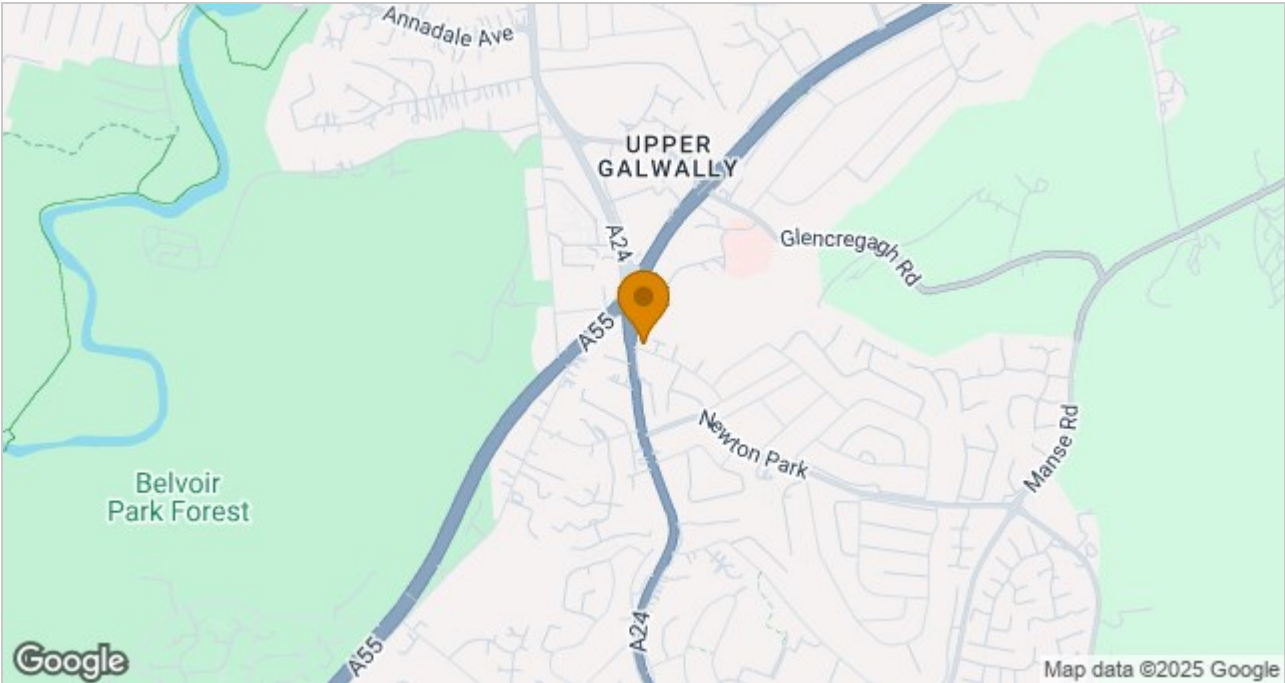


Enclosed rear garden laid in lawn bordered by mature hedging.

Floor Plan



Area Map



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