

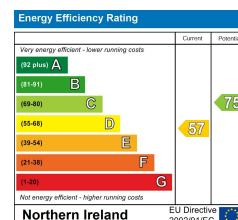


41 Breda Park, Saintfield Road / Four Winds, Belfast, BT8 6JR

Asking Price £375,000

This deceiving detached home, constructed within the past 40 years is located in a very convenient setting within the ever popular and sought after Four Winds area of Belfast, that offers so much convenience to local shops, the ever popular Forestside Shopping Centre, leading schools as well as providing good access into and out of Belfast City Centre. The family size accommodation over the 2 levels comprises 4 bedrooms plus an office / study, with 1 of those bedrooms on the ground floor and 3 on the 1st floor. There are 2 separate reception rooms and it is finished with a fitted kitchen / dining area and a deluxe ground floor bathroom suite with an additional shower suite on the 1st floor. The central heating is gas, and the windows are double glazed. Outside it sits on a level site with a mixture of lawn gardens, patio area and off street parking to the front. To the rear from Breda Parade there is additional off street parking with garage access and further potential to create a larger driveway if needed. There is also a double garage and additional storage. Interest in this chain free onward sale is expected to be high and would be perfect for those looking to upsize and remain in this fantastic location.

- Family size detached home
- Two reception rooms
- Modern ground floor bathroom with additional shower
- Gas central heating / double glazed windows
- Garages and outbuildings provide excellent storage
- Four good size bedrooms / One ground floor + study
- Spacious kitchen with dining area
- 1st floor shower suite
- Off street parking to the front and additional parking at the rear (Breda Parade)
- Low maintenance gardens to the front and good size enclosed rear gardens



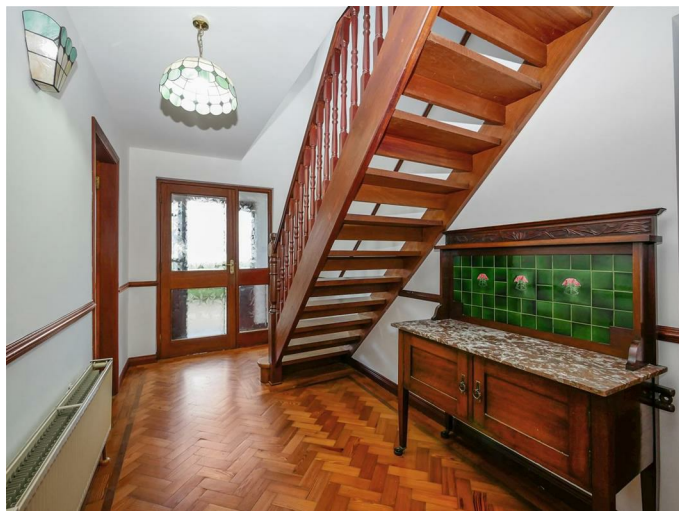
The accommodation comprises

Hardwood and glass panelled front door leading to the entrance porch.

Entrance porch

Decorative tiled floor, hardwood and glass panelled inner door leading to the entrance hall.

Entrance hall



Solid wood flooring.

Utility / storage 6'9 x 6'5 (2.06m x 1.96m)



Plumbed for washing machine.

Lounge 15'6 x 11'2 (4.72m x 3.40m)



To bay window, decorative tiled fireplace with raised marble hearth.

Additional lounge image



Living room 15'6 x 13'7 (4.72m x 4.14m)



Side bay window.

Family room / bedroom 4 14'7 x 8'3 (4.45m x 2.51m)



Laminate flooring.

Kitchen / dining 12'3 x 13'6 (3.73m x 4.11m)



Full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, cooker space, extractor fan, plumbed for dishwasher, larder storage, gas boiler, open to the dining area.

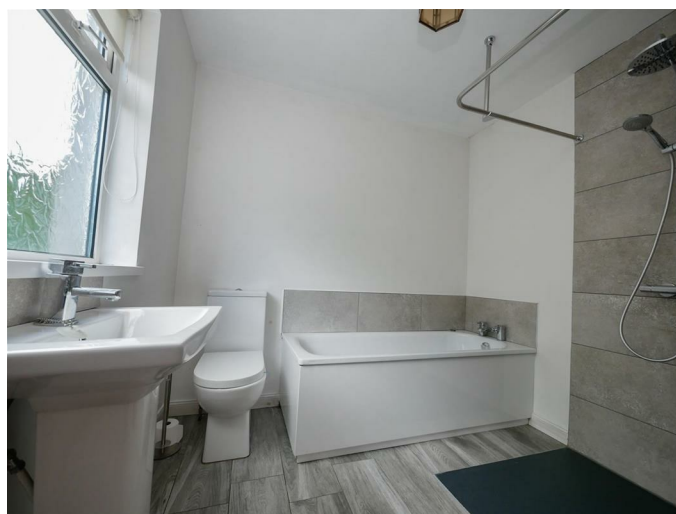
Additional kitchen image



Rear porch 8'1 x 4'8 (2.46m x 1.42m)



Bathroom 9'5 x 7'5 (2.87m x 2.26m)



At widest points.

Luxury white suite comprising panelled bath, mixer taps, walk in shower with chrome thermostatically controlled shower, low flush w/c, pedestal wash hand basin, tiled floor.

Additional bathroom image



Additional bedroom 1 image



1st floor



Landing, walk in hot press, additional walk in storage.

Bedroom 1 17'6 x 17'2 (5.33m x 5.23m)



Built in robes, wash hand basin with storage below.

Bedroom 2 12'0 x 9'7 (3.66m x 2.92m)



Bedroom 3 11'5 x 8'2 (3.48m x 2.49m)



Study / office 16'5 x 5'8 (5.00m x 1.73m)



Shower room 8'6 x 7'4 (2.59m x 2.24m)



Comprising corner shower cubicle with Triton Cara shower, low flush w/c, pedestal wash hand basin, bidet, fully tiled walls.

Outside



Off street parking to the front.

Front garden

Low maintenance gardens to the front, 2 x side gate access.

Rear gardens



Large enclosed gardens to the rear laid in lawn, with a range of plants, trees and shrubs, Additional patio area, outside light and tap.

Additional garden image



Rear elevation



Rear parking



Off street parking also available to the rear with access from Breda Parade. Potential to also open up beside the garage access.

Double garage 20'4 x 17'1 (6.20m x 5.21m)

Light and power

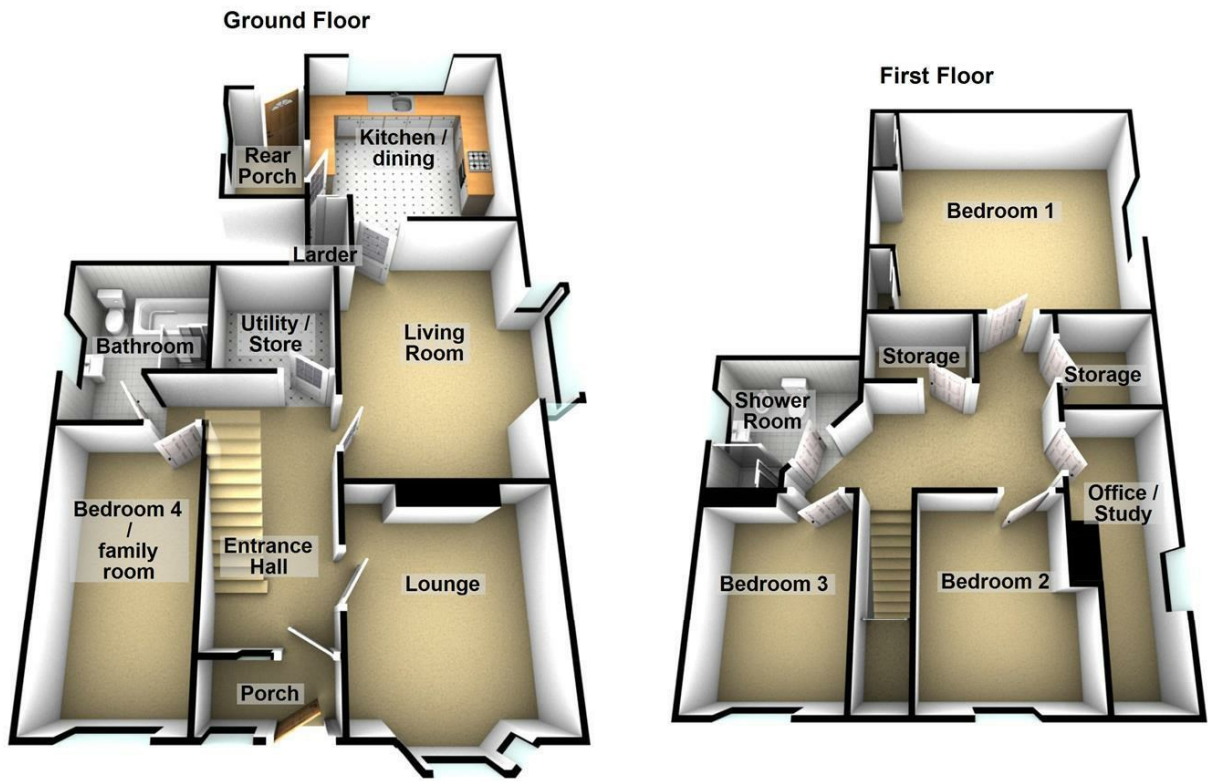
Additional storage 19'4 x 9'8 (5.89m x 2.95m)

Access to the detached garage.

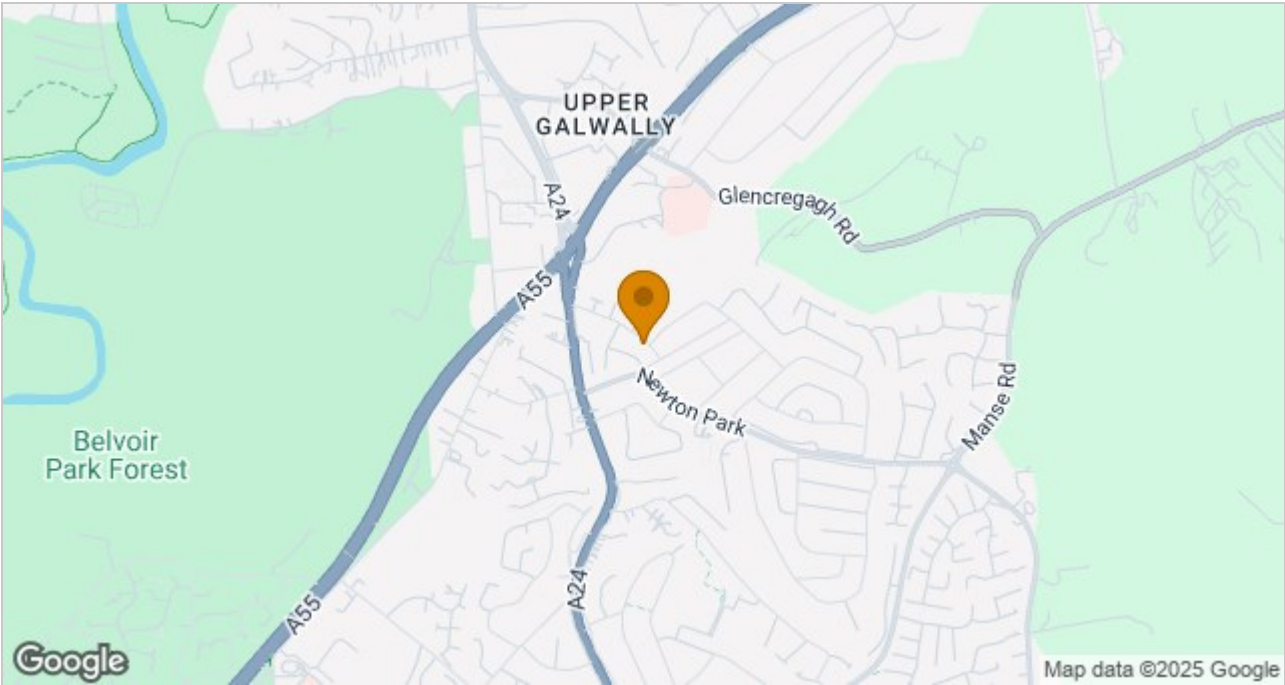
Detached garage 18'2 x 10'4 (5.54m x 3.15m)

Up and over door. access onto Breda Parade.

Floor Plan



Area Map



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