



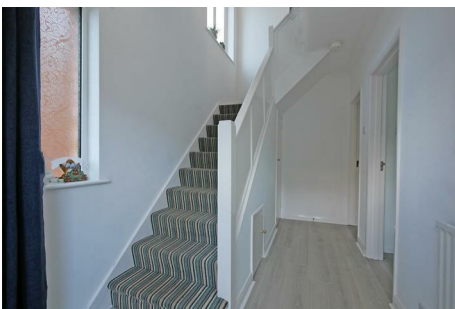
ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



32 BREDA DRIVE, NEWTON PARK

Four Winds Belfast BT8
6JU

- Semi detached home in a desirable location
- Furnished
- Three good size bedrooms
- Two separate reception rooms
- Fitted kitchen
- Brand new white bathroom suite
- Gas heating
- Double glazed
- Off street parking
- Available immediately

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
		EU Directive 2002/91/EC

£1,200 Per Month

32 Breda Drive, Newton Park

Four Winds, Belfast, BT8 6JU



The accommodation comprises

Pvc double glazed front door leading to the entrance hall

Entrance hall

Laminate floor, under stairs storage.

Lounge

11'7 x 11'1 (3.53m x 3.38m)

Living / dining

17'9 x 11'2 (5.41m x 3.40m)

Laminate flooring, granite fireplace, open to the dining area.

Dining image

Open to the kitchen

Kitchen

8'7 x 7'1 (2.62m x 2.16m)

Range of high and low level units,

single drainer sink unit with mixer taps, washing machine, 4 ring hob and under oven.

Rear porch

Covered rear porch with access to the rear garden.

1st floor

Bedroom 1

11'7 x 10'1 (3.53m x 3.07m)

Laminate flooring.

Bedroom 2

11'6 x 10'1 (3.51m x 3.07m)

Laminate flooring.

Bedroom 3

8'7 x 7'7 (2.62m x 2.31m)

Laminate flooring. Stair access to the roof space.

Bathroom

Brand new bathroom suite comprising panelled bath with mixer taps, Chrome shower fittings, low flush w/c, pedestal wash hand basin, part tiled walls, recessed spotlights. Storage.

Outside

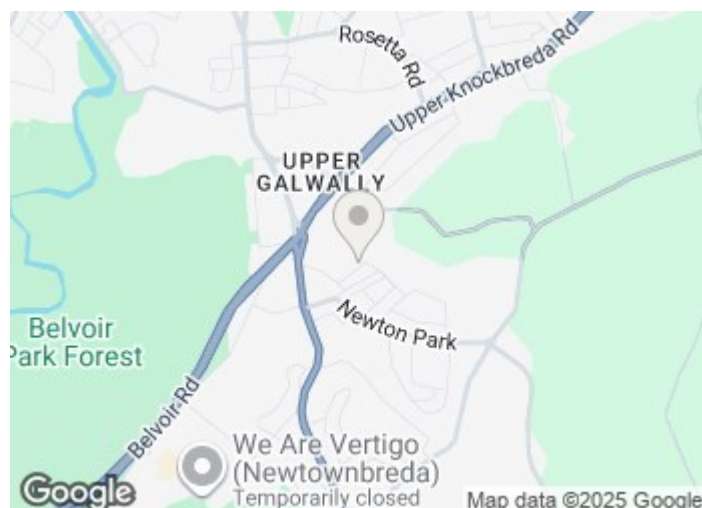
Off street parking.

Front garden

Garden to the front laid in lawn.

Rear garden

Enclosed garden to the rear laid in lawn, garden shed, side covered area.



Directions



Floor Plan

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