



8 Four Winds Park, Off Newton Park, Belfast, BT8 6GD

Asking Price £250,000

Four Winds Park is a popular residential location off Newton Park in the Four Winds, offering convenience to the local shops, Four Winds Inn, transport links into and out of Belfast and leading schools both primary and post primary. Internally the present vendors have modernised and presented this home to an excellent standard leaving any purchaser with little to do but add their furniture.

The accommodation comprises spacious lounge to the front and dining room open to modern fitted kitchen to the rear. Three bedrooms on the first floor and contemporary shower suite.

Outside there is a driveway with ample parking leading to attached garage (accessed by pvc doors to the rear of the garage), and a fantastic rear garden laid in lawns.

This is a superb property in a fantastic location.

- Semi Detached Home
- Two Reception Rooms
- Contemporary White Shower Suite
- Double Glazed
- Attached Garage
- Three Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Driveway With Ample Parking
- Fantastic Rear Gardens Laid In Lawns

Energy Efficiency Rating		Current	Potential
(92-100)	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			
		72	77
Northern Ireland			
EU Directive 2002/91/EC			



Entrance Hall



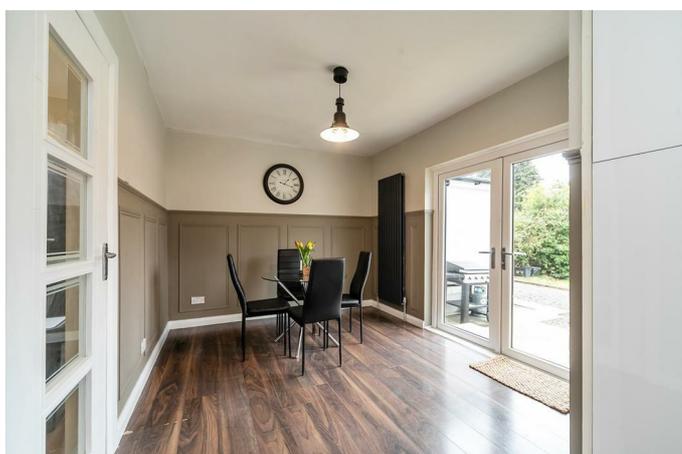
Composite front door with glazed side panels.

Spacious Lounge 18'8 x 11'3 (5.69m x 3.43m)



Cast iron fireplace with wooden surround. Laminate flooring.

Dining Room 11'1 x 9'2 (3.38m x 2.79m)



Pvc doors to patio area and garden. Laminate flooring. Open plan to kitchen

Modern Fitted Kitchen 13'5 x 7'3 (4.09m x 2.21m)



Full range of high and low level units, wood effect work tops, stainless overhead extractor fan, plumbed for washing machine, part tiled walls. Spot-lights. Laminate flooring.

First Floor



Bedroom One 11'0 x 9'8 (3.35m x 2.95m)



Bedroom Two 12'8 x 7'3 (3.86m x 2.21m)



Built in storage.

Bedroom Three 8'3 x 7'1 (2.51m x 2.16m)



Built in storage.

Contemporary Shower Suite



Comprising large walk in shower cubicle with chrome shower unit above, drench head shower and shower attachment, pedestal wash hand basin with mixer taps, low flush wc. Heated chrome towel rail.

Outside Front



Driveway with ample parking leading to a detached garage.

Detached Garage 15'2 x 8'3

Access is currently through pvc doors to the rear of the garage. Light and power.

Enclosed Rear Gardens

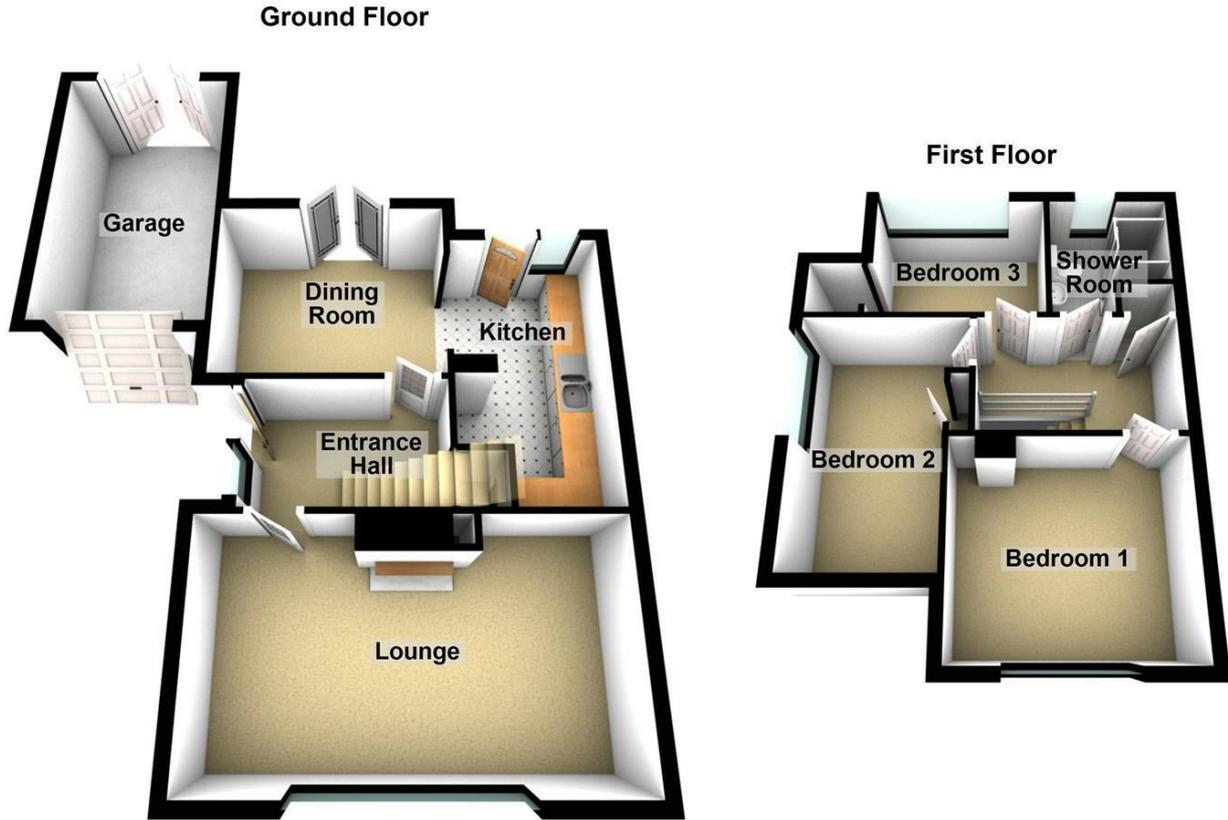


Patio area to rear leading to a fantastic enclosed rear garden laid in lawn, bordered by timber fencing.

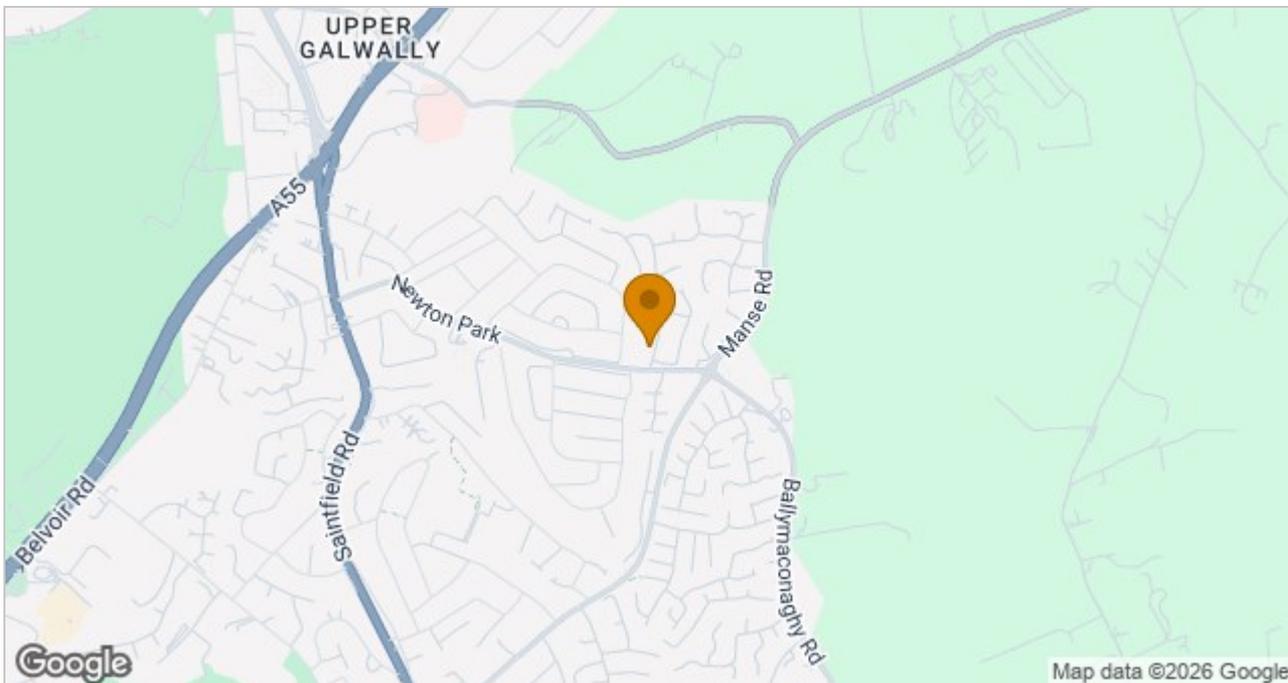




Floor Plan



Area Map



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