



### 3 Woodbreda Park, Saintfield Road, Belfast, BT8 7HY

**Asking Price £189,950**

Located off the lower Saintfield Road, and within a highly convenient and sought after position, 3 Woodbreda Park is a good size home and it is perfectly positioned, with many local amenities, including local schools, shops, bus and arterial routes into Belfast city centre close by. This property offers bright and spacious accommodation, comprising 3 good sized bedrooms, all with built in robes, a comfortable lounge, a fitted kitchen which opens to a family dining area, and a 1st floor white bathroom suite. Externally this home has lawn gardens to the front and a low maintenance garden to the rear, and off street parking. A fantastic chain free home, that although requiring some cosmetic updating is in a desirable position that will appeal to the many 1st time buyers looking to locate in this area!

- Semi detached home
- Three bedrooms - all with built in robes
- Bright and spacious lounge
- Kitchen open to family dining area
- 1st floor white bathroom suite
- Oil heating
- Double glazed windows
- Gardens to the front and rear
- Off street parking
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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

**The accommodation comprises**

Pvc double glazed front door leading to the entrance hall.

**Entrance hall**

Tiled floor.

**Lounge 13'7 x 13'1 (4.14m x 3.99m)**



Laminate flooring.

**Additional lounge image**



Double doors leading to the kitchen / dining

**Kitchen / dining 16'4 x 9'5 (4.98m x 2.87m)**



Full range of high and low level units, single drainer sink unit with mixer taps, work surfaces, plumbed for washing machine, cooker space, fridge freezer space. Tiled floor, open to the dining area.

**Dining image**



Tiled floor.

**1st floor**

Landing, hot press, access to the roof space.

**Bedroom 1 12'1 x 8'9 (3.68m x 2.67m)**



Built in robe, laminate flooring.

**Bedroom 2 9'6 x 9'2 (2.90m x 2.79m)**



Built in robe, laminate flooring.

**Bedroom 3 9'1 x 7'3 (2.77m x 2.21m)**



Built in robe, laminate flooring.

**Bathroom 6'8 x 5'4 (2.03m x 1.63m)**

White bathroom suite comprising panelled bath with mixer taps, Triton Enrich shower, low flush w/c, pedestal wash hand basin, fully tiled walls, tiled floor, chrome wall mounted radiator.

**Outside**

Off street parking.

**Front garden**

Garden area to the front laid in lawn.

**Rear garden**

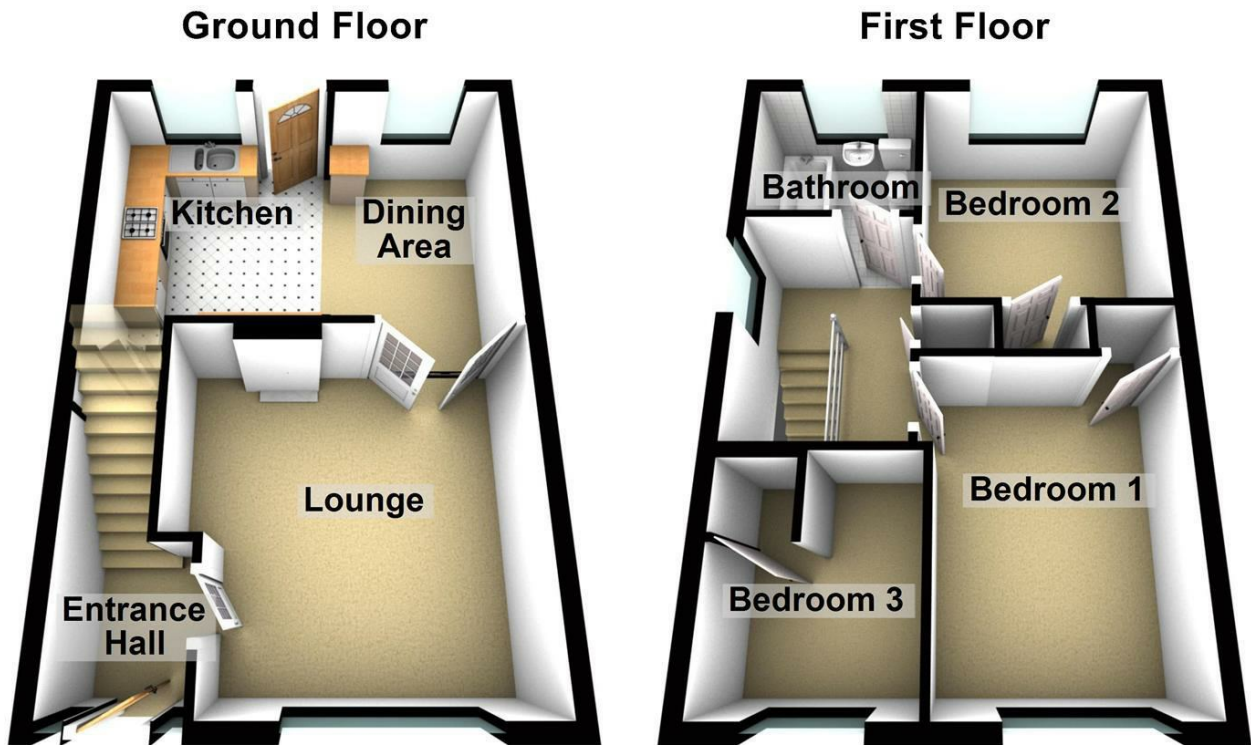


Low maintenance garden to the rear, paved and loose stone area, outside tap. Pvc oil tank, boiler house housing oil fired boiler.

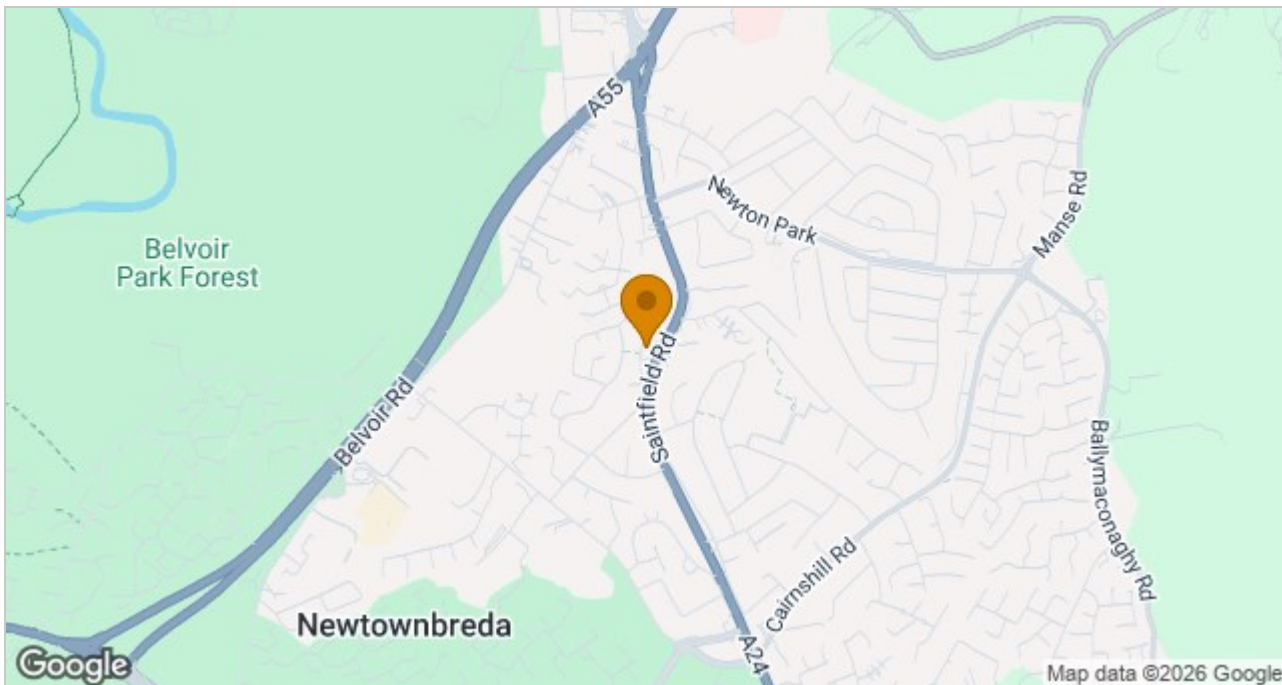
**Rear elevation**



## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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