



14 Breda Avenue, Breda Park, Belfast, BT8 6JS

Asking Price £365,000

14 Breda Avenue is a new build home (1385 square feet), situated off Breda Park / Saintfield Road in the Four Winds area and offers convenience to Lesley Forestside Shopping Centre, main arterial routes into and out of Belfast, as well as leading schools both primary and post primary.

Internally the property comprises entrance hall with downstairs w/c, spacious lounge to the front and a superb kitchen / dining / living area to the rear with access to utility area and large glazed sliding doors providing access to the patio and garden.

Upstairs there are four good sized bedrooms, principle with en-suite and white bathroom suite with separate shower cubicle.

The property also benefits from a gas heating system, double glazing and has been constructed and insulated to the latest building standards, resulting in a more more energy efficient home.

Outside there is Bitmac driveway with ample parking to the front and enclosed patio and garden laid in lawns to the rear.

- New Build Semi Detached Home
- Spacious Lounge
- Downstairs w/c
- Contemporary White Bathroom Suite
- Bitmac Driveway With Ample Parking
- Four Bedrooms Principle With En-Suite
- Fitted Kitchen Dining Living To Rear
- Utility
- Gas Heating / Double Glazed
- Enclosed Patio & Garden 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

Northern Ireland EU Directive 2002/91/EC

The Accommodation Comprises

Composite front door with glazed side panels to entrance hall, understairs storage.

Downstairs w/c

Low flush w/c and sink unit.

Lounge 15'6 x 13'5 (4.72m x 4.09m)



Soft touch carpet.

Kitchen / Dining / Living 21'3 x 18'2 (6.48m x 5.54m)



At widest points.

Fantastic range of fitted units with integrated appliances to include gas hob with extractor fan, electric grill / oven, integrated dishwasher and fridge freezer. Ceramic tiled floor.

Large glazed sliding doors providing access to patio and garden.

Utility



Range of units. Plumbed for washing machine.

First Floor

Bedroom One 12'1 x 10'1 (3.68m x 3.07m)

At widest points. Lovely views to the mountains in the distance

En-Suite



Comprising shower cubicle with chrome fittings, wash hand basin, low flush w/c. Heated towel rail, ceramic tiled floor.

Bedroom Two 11'5 x 11'0 (3.48m x 3.35m)

Bedroom Three 11'3 x 9'3 (3.43m x 2.82m)

Bedroom Four 9'5 x 8'1 (2.87m x 2.46m)

White Bathroom Suite



white sanitary ware with chrome fittings, heated towel rail.
Tiled floor.

Landing

Hot press.

Outside Front

The property will be bordered by a Laurel hedge with grass area to front.
Bitmac driveway with ample parking to side.

Outside Rear

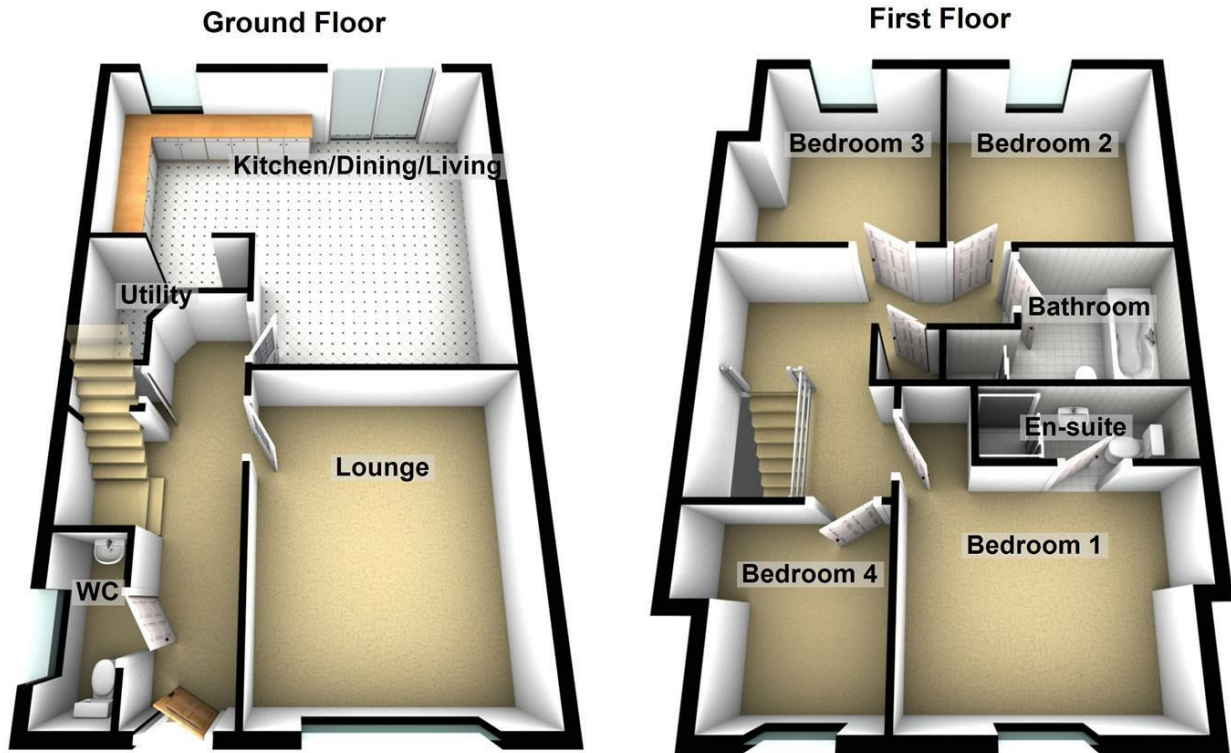
Flagged patio area to rear with steps up to garden laid in lawns, bordered by stone wall and timber fencing.

PLEASE NOTE

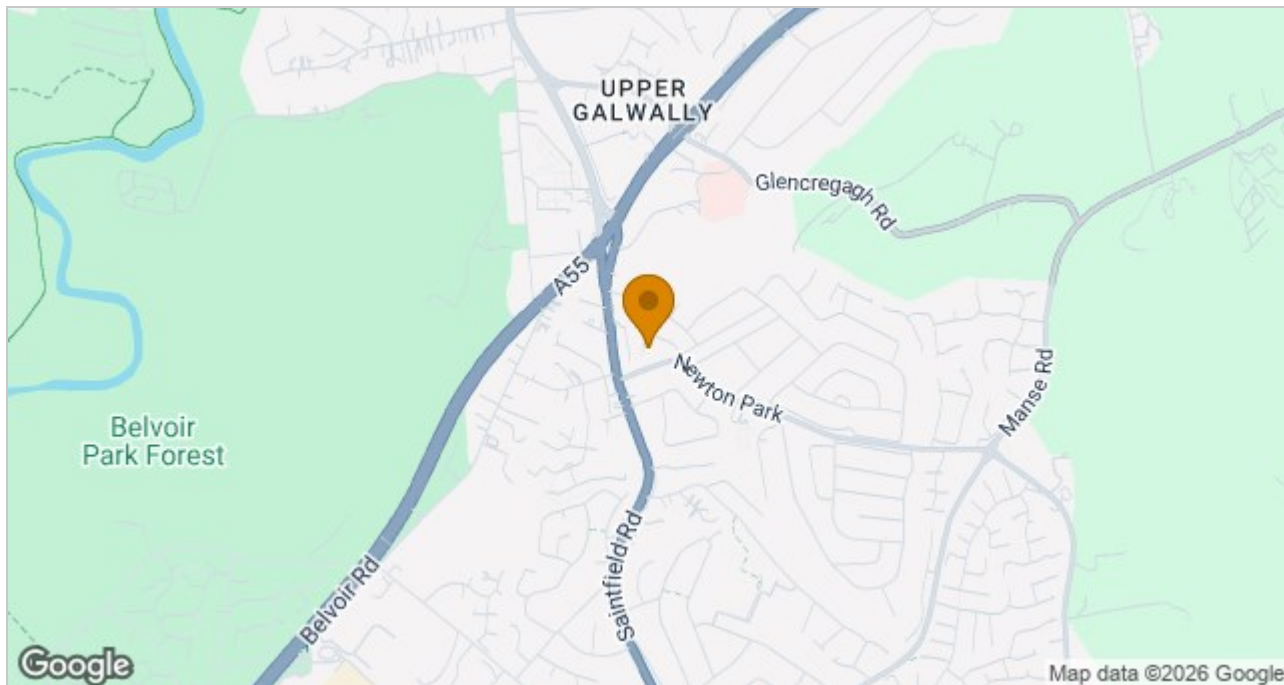
This property will be covered by a Global 10 year warranty certificate

*****All images are for illustration purposes only*****

Floor Plan



Area Map



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