



17 BREDA ROAD

BELFAST BT8 7BU

Offers Over
£135,000



APARTMENT | 2  | 1  | 1 

Set in a popular and convenient location off Breda Road, this well-presented ground floor apartment offers comfortable, practical living with the added benefit of a generous private garden and off street parking.

KEY FEATURES

- A bright and welcoming living room provides a generous and airy space to relax
- A modern fitted kitchen featuring integrated appliances and casual dining space.
- Both bedrooms are well-proportioned, providing comfortable accommodation that can easily accommodate double beds and additional furnishings.
- The contemporary shower room has been finished to a high standard, featuring stylish tiling, a modern glazed enclosure, and quality sanitaryware.
- High-quality finishes throughout the property ensure the apartment feels well maintained and move-in ready, requiring little to no work from a prospective buyer.
- One of the standout benefits of this home is the impressive private rear garden, offering far more outdoor space than typically associated with apartment living.
- The garden includes a mixture of patio and lawn areas, providing excellent opportunities for outdoor dining, relaxation, gardening projects, or creating a family-friendly play space.
- To the front of the property, a private driveway allows convenient off-street parking.
- PVC double glazing and Gas Heating.



ROOM DETAILS

ENTRANCE

Bedroom Two:

GROUND FLOOR

11'4" x 9'3" at widest points

Entrance Hall:

Modern Shower Room:

Front Lounge:

12'8" x 10'8"

OUTSIDE

Kitchen:

9'6" x 10'8" at widest points

Outhouse:

Bedroom One:

12'5" x 9'8"

Driveway and

Garden:



DIRECTIONS

Travelling along the Saintfield Road in the direction of Newtownbreda, turn right on to School Road. Take the second left on to Breda Road. Number 17 is located on the right hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	

OUR BRANCHES

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