



75 BREDA ROAD

Belfast BT8 7BW

Offers Over
£180,000



SEMI-DETACHED | 2 🏠 | 2 🚿 | 1 🚗

Located in a popular and well-established residential area, this beautifully presented two-bedroom semi-detached home offers bright, welcoming accommodation and a private rear garden.

KEY FEATURES

- Beautifully presented semi-detached home in a popular residential area
- Originally a three-bedroom layout, now reconfigured to provide two spacious bedrooms
- Additional first-floor shower room created as part of the alteration
- Bright and welcoming lounge with feature fireplace and large picture window
- Well-appointed kitchen/dining area overlooking the rear garden
- Two generous double bedrooms, each with built-in wardrobe storage
- Ground-floor plus first-floor shower room
- Converted roof space offering ideal storage
- Enclosed, low-maintenance front garden with potential for off street parking
- Attractive, fully fenced rear garden with lawn and patio areas
- Tastefully decorated throughout and ready for immediate occupation
- Close to schools, shops, parks, and transport routes
- Pvc double glazing and Gas Heating



ROOM DETAILS

ENTRANCE

Covered Canopy
Porch:

GROUND FLOOR

Entrance Hall:

Front Lounge:

13'4" x 12'9" at widest
points

Kitchen / Diner:

16'10" x 10'3"

Lean-To Utility

Area:

9'4" x 6'1"

Downstairs Shower
Room:

Stairs to First Floor
Landing:

FIRST FLOOR

Bedroom One:

11'11" x 10'0" at widest
points

Bedroom Two:

10'10" x 8'2"

Shower Room:

Fixed Staircase:

16'8" x 8'10"

OUTSIDE

Rear Garden:

Front 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 75 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		73	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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