

simon**BRIEN**  
RESIDENTIAL

4B Woodbreda Crescent,  
Belfast, BT8 7JL



Offers Over £175,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



## SPECIFICATION

### FAÇADE

- White PVC windows and doors
- Self coloured external render
- PVC fascia & soffit
- Seamless aluminium gutters & PVC downpipes
- Concrete tiled roof

### INTERNAL

- Highly insulated houses
- Gas fired heating system with radiators throughout
- Generous electric points
- Four panel doors with satin chrome ironmongery
- 75mm wide timber architrave with hockey stick
- 125mm timber skirting
- Fully decorated walls, ceilings & woodwork
- Wood flooring to living room
- Tiled flooring throughout remainder of ground floor
- Fully fitted kitchen & utility units
- Gas hob
- Electric oven, fridge freezer & dishwasher
- Tiled bathroom & ensuite
- Carpet to stairs and first floor hall & bedrooms

### EXTERNAL WORKS

- A&G Pedra flags to pathways & patio area
- Asphalt driveway



## SUMMARY

Rarely does the opportunity arise to purchase a high specification new build home in the popular Woodbreda area of South Belfast. These two new semi-detached homes are being constructed by the award winning Alskea Builders.

Suited to the young professional or growing family alike, wanting to set up home close to leading primary and grammar schools, Forestside Shopping Complex and the amenities of the vibrant Ormeau Road as well as Tesco Newtownbreda, these quality homes will be in big demand!

Please contact our South Belfast office on 028 9066 8888 to arrange a viewing.



## ACCOMMODATION

### GROUND FLOOR

uPVC entrance door with glazed panel and side panels leading to:

#### ENTRANCE HALL:

Ceramic tiled floor.

#### CLOAKROOM:

Low flush WC. Pedestal wash hand basin. Ceramic tiled floor.

#### LIVING ROOM:

15' 5" x 9' 10" (4.7m x 3m)

#### KITCHEN / DINING AREA:

16' 8" x 11' 10" (5.08m x 3.61m)

Contemporary range of high and low level units. 4 ring ceramic hob with under oven and extractor over. Integrated fridge freezer. Island unit with 1.5 bowl stainless steel sink unit with mixer tap. Integrated dishwasher. Breakfast bar area. Partially tiled walls. Ceramic tiled floor. Low voltage lighting. Sliding door to garden.

#### UTILITY ROOM:

7' 6" x 5' 7" (2.29m x 1.7m)

Storage cupboards. Plumbed for washing machine and tumble dryer. Gas fired boiler. Stainless steel sink unit with mixer tap. Door to garden. Ceramic tiled floor.





**FIRST FLOOR**

**LANDING:**

Shelved linen cupboard. Access to roof space.

**MASTER BEDROOM:**

**11' 8" x 9' 6" (3.56m x 2.9m)**

Built-in wardrobe.

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle with electric shower. Low flush WC. Pedestal wash hand basin with tiled splashback. Chrome heated towel rail. Ceramic tiled floor. Low voltage lighting.

**BEDROOM (2):**

**10' 8" x 8' 10" (3.25m x 2.69m) (at widest points)**

**BEDROOM (3):**

**8' 10" x 7' 1" (2.69m x 2.16m)**

**BATHROOM:**

Panel bath with mixer tap and telephone hand shower. Low flush WC. Wash hand basin in vanity unit. Chrome heated towel rail. Extractor. Partially tiled walls. Ceramic tiled floor. Low voltage lighting.

**OUTSIDE**

Parking to front and side. To the rear, patio area, garden in lawn bordered by fencing.

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: CCC/K/18/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	83	83
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9598-3287-0039-7500-9983

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