



An excellent semi-detached chalet bungalow in a prime residential location close to the Four Winds Restaurant in South East Belfast. Excellent access by car or bus to Forestside Shopping Complex and the City Centre. We can highly recommend this property as essential viewing for prospective purchasers.

The accommodation comprises on the ground floor, a spacious main living room, fitted kitchen open plan to dining area. Upstairs there are three well-proportioned bedrooms and a family bathroom.

In addition the property benefits from PVC double glazed windows, gas fired central heating, attached garage (presently used as home office) and a superb westerly facing large rear garden in lawn with a mature boundary.

Offers Over  
£210,000

8 Four Winds Park,  
BELFAST,  
BT8 6GD

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Viewing by  
appointment  
through agent  
028 9066 3030

- Excellent semi-detached chalet bungalow
- Prime residential location; good access to city centre
- Spacious main living room
- Fitted kitchen open aspect to dining area
- Three well-proportioned bedrooms
- Family bathroom
- Gas fired central heating
- Superb westerly facing rear garden with large lawn area
- PVC double glazed window frames
- Garage (presently used as home office)



The Property Comprises:

### Ground Floor

#### ENTRANCE HALL:

LIVING ROOM: 18' 11" x 11' 4" (5.77m x 3.45m) Open feature fireplace with cast iron multi-fuel burner, engineered wooden floor.

KITCHEN: 13' 4" x 7' 3" (4.06m x 2.21m) Excellent range of modern high and low level units, single drainer stainless steel sink unit with mixer tap, stainless steel extractor fan, open to:

DINING AREA: 11' 8" x 9' 10" (3.56m x 3m) Bench seating, French doors to rear patio/garden.



## First Floor

BEDROOM (1): 11' 0" x 9' 11" (3.35m x 3.02m)

BEDROOM (2): 12' 9" x 9' 3" (3.89m x 2.82m)

Walk-in robe, eaves storage.

BEDROOM (3): 8' 11" x 7' 1" (2.72m x 2.16m)

Walk-in robe.

BATHROOM: Fully tiled walls, shower cubicle, slate shower tray, low flush wc, low voltage spotlights, wash hand basin.



## Outside

ATTACHED GARAGE 15' 1" x 7' 6" (4.6m x 2.29m)

Presently used as home office. Double French doors to rear opening to garden.

Superb westerly facing rear garden and stoned patio area.

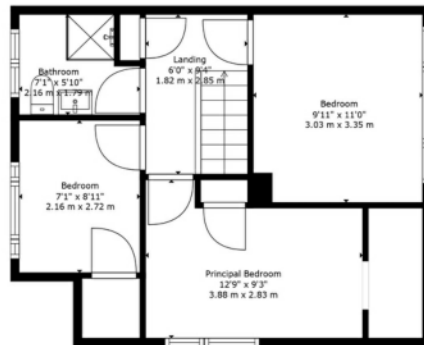


Telephone 028 9066 3030

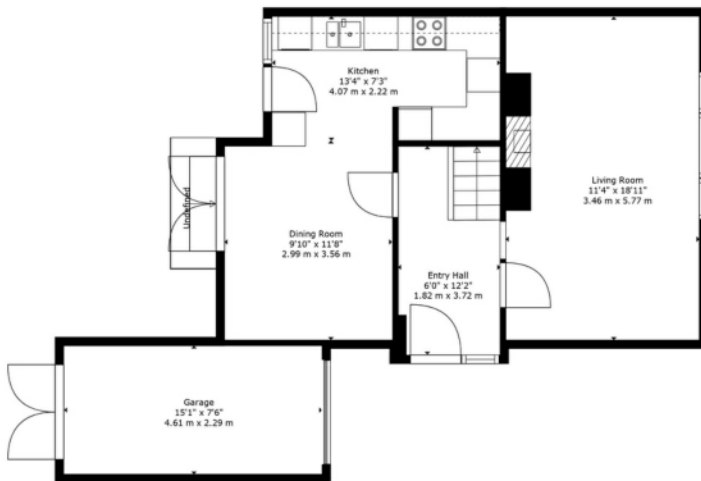
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Location:

Newton Park from Saintfield Road, last road on left before roundabout.



Floor 2



Floor 1

**TOTAL: 925 sq. ft, 86 m2**

FLOOR 1: 514 sq. ft, 48 m2, FLOOR 2: 411 sq. ft, 38 m2

EXCLUDED AREAS: GARAGE: 114 sq. ft, 11 m2, UNDEFINED: 21 sq. ft, 2 m2, LOW CEILING: 23 sq. ft, 2 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

### Energy Rating

Epc Type: Domestic  
 Current: D61  
 Potential: C77  
 EPC Landmark Code: 0361-2995-0313-9896-6661  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		77
<b>D</b> 55-68	61	
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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