



56 SANDOWN ROAD

BELFAST BT5 6GY

---

*Offers Over*  
**£295,000**

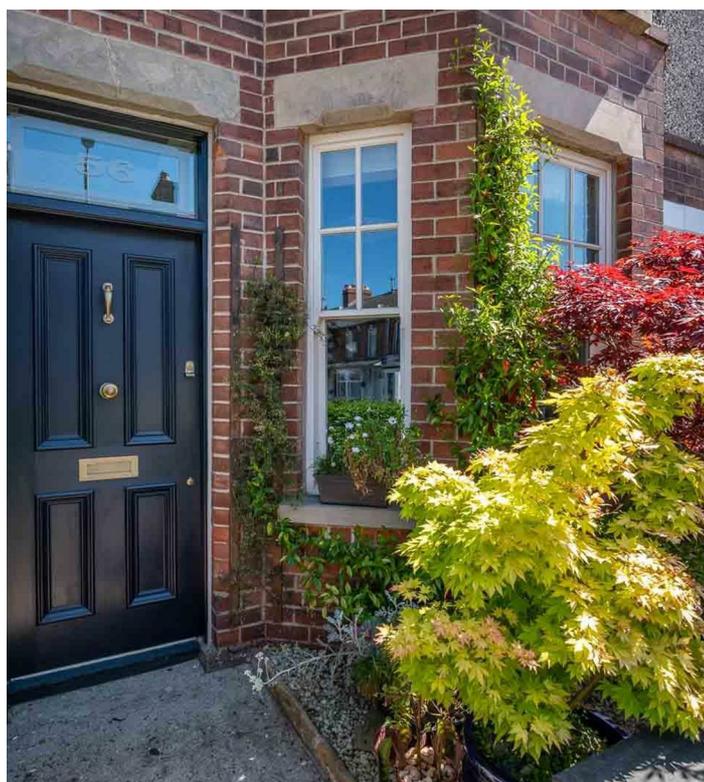


## HOUSE - TOWNHOUSE

| 4 🏠 | N&D | 2 🚗

Add text here

- Immaculately Presented and Extended Four Bedroom Period Townhouse Located on the Ever Popular Sandown Road in Ballyhackamore, East Belfast
- Within Walking Distance to both Ballyhackamore and Belmont Villages with Their Vast Array of Restaurants, Coffee Shops and Boutiques
- 10 Minute Drive to George Best Belfast City Airport and 15 Minute Drive to Central Belfast
- Within the Catchment Area to many Local Leading Primary and Secondary Schools
- Finished to the Highest Standard
- Open Plan Living / Dining Room
- Modern Fitted Extended Kitchen with Integrated Appliances and Informal Dining Area
- Four Well Proportioned Bedrooms Spanning Over the First and Second Floor
- Luxurious Bathroom with Modern White Suite with Free Standing Bath and Separate Shower
- Gas Fired Central Heating



## ROOM DETAILS

*Entrance*

*RECEPTION  
PORCH:*

*SPACIOUS  
RECEPTION  
HALL:*

*OPEN PLAN  
LIVING AND  
DINING:*  
(23'8" x 19'8")

*KITCHEN /  
DINER:*  
(13'5" x 12'4")

*UTILITY:*  
(6'2" x 4'9")

*STAIRS TO FIRST  
FLOOR*

*LANDING:*

*BEDROOM (1):*  
(13'5" x 13'0")

*BEDROOM (2):*  
(13'5" x 9'4")

*FAMILY  
BATHROOM:*

*STAIRS TO  
SECOND FLOOR  
RETURN:*

*BEDROOM (3):*  
(13'5" x 10'8")

*BEDROOM (4):*  
(10'8" x 7'9")

*REAR YARD:*



## DIRECTIONS

Travelling along Upper Newtownards Road in the direction of Stormont, take a right onto Sandown Road at the traffic lights in the middle of Ballyhackamore Village. No 56 is located on the left hand side.



## THE LOCAL AREA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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	

Scan QR code for more details and to arrange a viewing.

## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

