



56 SANDOWN ROAD

Belfast, BT5 6GY

Offers over **£295,000**



TOWNHOUSE | 4  | 1  | 2 

Located in the middle of Ballyhackamore Village in East Belfast, 56 Sandown Road is a luxurious four-bedroom townhouse with nothing left to do but simply move in.

KEY FEATURES

- 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
- Gas Fired Central Heating
- Many Original Features Retained and Sympathetically Restored
- Double Glazed Hardwood Sliding Sash Windows to the Front with Modern Double Glazing to the Rear
- Must be Seen to be Appreciated. Early Viewing Highly Recommended
- Broadband Speed – Ultrafast



ROOM DETAILS

Ground Floor

- 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"

First Floor

- Bedroom One
13'5" x 13'0"
- Bedroom Two
13'5" x 9'4"
- Family Bathroom

Second Floor

- Bedroom Three
13'5" x 10'8"
- Bedroom Four
10'8" x 7'9"

Outside

- Rear Yard
- Outside Tap



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

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		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	71	77

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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