



8 BELMONT PARK

BELFAST BT4 3DU

Offers Over

£440,000



HOUSE - SEMI-DETACHED

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Stunning Semi-Detached Property located in the heart of Belmont Village
Retaining Much of its Original Character and Charm
Beautifully Maintained Accommodation Throughout
Lounge with Brick Fireplace and bay Window
Separate Dining Room with Brick Fireplace and Feature Built in Seating Area
Modern Fitted Kitchen open to Extended Living / Dining Space and Office Area with Feature Vaulted Ceiling
Three Well Proportioned Bedrooms
Fully Floored Roofspace
Modern Bathroom with White Suite on First Floor, Wet room to the Ground Floor
Pvc Double Glazed Throughout (except Garage)
Gas Heating
Garage Conversion to Studio/Office with Kitchenette and Shower Room (current short term let achieving £650 per month including energy bills)
Mature Rear Garden with Excellent Degree of Privacy, An Ideal Area for Entertaining
Driveway for Off-Street Parking
Walking Distance to Both Ballyhackamore and Belmont Villages and a Range of Local Schools



ROOM DETAILS

ENTRANCE	Rear Hall:	ROOF SPACE
Covered Entrance Porch:	Wet Room:	Roof Space:
GROUND FLOOR	FIRST FLOOR	14'10" x 9'10"
Reception Hall:	First Floor Return:	OUTSIDE
Lounge:	Bathroom:	Outside:
14'3" x 12'3"	First Floor Landing:	CONVERTED GARAGE
Dining Room:	Bedroom One:	Studio / Office:
15'7" x 12'3"	14'3" x 12'3"	15'9" x 9'5"
Kitchen:	Bedroom Two:	Shower Room:
15'1" x 8'5"	12'3" x 10'5"	Rear Hall:
Living / Dining:	Bedroom Three:	
25'10" x 15'6"	7'5" x 6'0"	



DIRECTIONS

Belmont Park runs between Belmont Church Road and Belmont Road. No 8 is on the left hand, when accessing it from Belmont Road entrance.



THE LOCAL AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(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

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