



15 KIMONA STREET

Belfast, BT4 1LP

Offers around **£185,000**



SEMI-DETACHED | 3  | 1  | 2 

We are delighted to bring to the market this immaculately presented three-bedroom semi-detached property located in a quiet cul-de-sac in Sydenham in East Belfast.

KEY FEATURES

- Three Bedroom Semi-Detached Located in Sydenham with Excellent Convenience to Belmont and Ballyhackamore Villages
- Highly Sought After Location with Close Proximity to Main Arterial Transport Routes, Leading Primary and Secondary Schools, Local Coffee Shops, Restaurants and Bars
- Quiet Cul-De-Sac Location
- Three Well Proportioned Bedrooms
- Bright and Spacious Living Room with Sunroom
- Bespoke Fitted Kitchen, Open to Ample Dining Space and Casual Breakfast Bar Dining
- Downstairs WC
- Family Bathroom with Modern White Suite
- Gas Fired Central Heating and UPVC Double Glazing Throughout
- Roof Space, Accessed Via Slingsby Ladder, Floored and Insulated
- Enclosed Private Rear Courtyard Ideal for Outdoor Entertaining
- Driveway Parking
- Likely to Appeal to the First Time Buyer, Investor, Young Professional or Young Family Alike
- Broadband Speed – Ultrafast
- Early Viewing Recommended



ROOM DETAILS

Ground Floor

- Spacious Reception Hall
- Kitchen/Diner 17'8" x 11'9"
- Rear Hallway
- Downstairs WC
- Living Room 17'8" x 11'9"
- Sun Room 9'8" x 8'5"

First Floor

- Landing
- Family Bathroom
- Bedroom One 11'9" x 10'1"
- Bedroom Two 11'10" x 10'1"
- Bedroom Three 8'7" x 7'7"
- Roof Space

Outside

- Rear Courtyard Paved
- Outside Light
- Outside Tap
- Side Access to Front
- Driveway
- Front Forecourt



DIRECTIONS

Travelling along Connsbrook Avenue in the direction of Belfast City Centre, turn right on to Park Avenue. Continue along Park Avenue round the bend. Take the first right on to Kimona Street.



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	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	74	74
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

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