



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

136 Sandown Road | Belfast, BT5 6GX
OFFERS AROUND £525,000



The Property

This deceptively spacious family home is located in an enviable location off the Knock Road in East Belfast and is within easy reach of the main arterial routes and Belfast's outer ring. Number 136 combines period character with contemporary living, truly a property that can only be fully appreciated upon internal inspection.

Offering bright and spacious accommodation throughout, on the ground floor, the property comprises of a reception hall, downstairs cloaks and WC, family room, separate lounge with bow window, bespoke fitted Häcker kitchen with range of integrated appliances, open plan to ample dining space, and a utility room. To the first floor, there are four well-proportioned bedrooms, principal with ensuite shower room and built in slide robes, a luxurious family bathroom with white suite and separate WC. The property further benefits from gas fired central heating, uPVC double glazing throughout and a fully floored roof space, excellent for storage.

Externally, the property benefits from a sweeping tree lined driveway, ample off-street parking for two to three cars leading to a detached garage and surrounding mature gardens with excellent privacy and a southerly aspect.

Sandown Road is one of the most desirable addresses which offers ease of access for the city commuter and is within walking distance to the vibrant village of Ballyhackamore with its range of local amenities including restaurants and boutiques. The property also lies within the catchment area to a range of the country's most prestigious schools and close access to Comber and Connswater Greenways.

Properties of this calibre rarely present themselves to the open market we therefore recommend viewing at your earliest convenience.





Accommodation

Ground Floor

Covered Porch

Spacious Reception Hall

Cloaks / WC

Family Room
14' x 12'9"

Drawing Room
13' x 12'9"

Kitchen / Dining / Living Space
27'4" x 19'5"

Utility Room
9'8" x 9'5"

First Floor

Bedroom One with En Suite Shower Room
12'9" x 10'5"

Bedroom Two
16'6" x 12'9"

Bedroom Three
12'3" x 10'3"

Concealed Hallway

Roof Space
27'5" x 12'

Contemporary Fitted Bathroom
Matching WC

Bedroom Four
10'11" x 9'8"

Outside

Garage
20'1" x 11'8"

Sweeping Tarmac Driveway

Beautiful Rear Garden Laid in Lawns

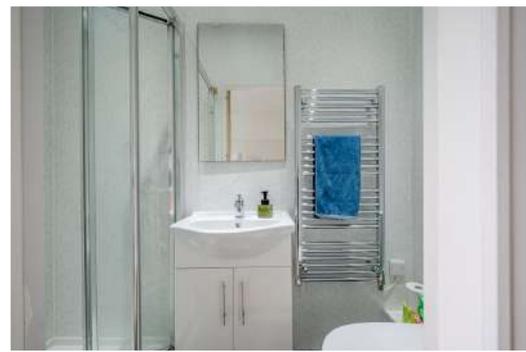
For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk





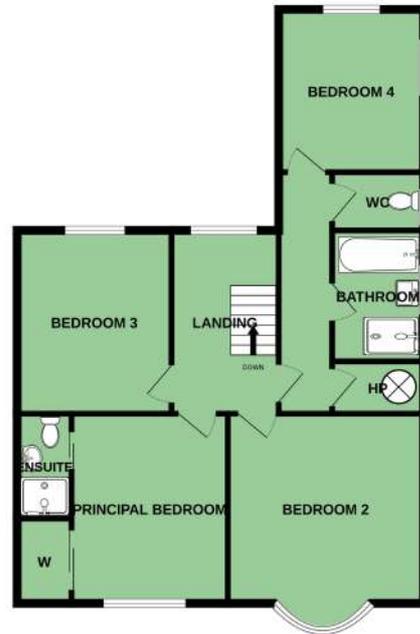
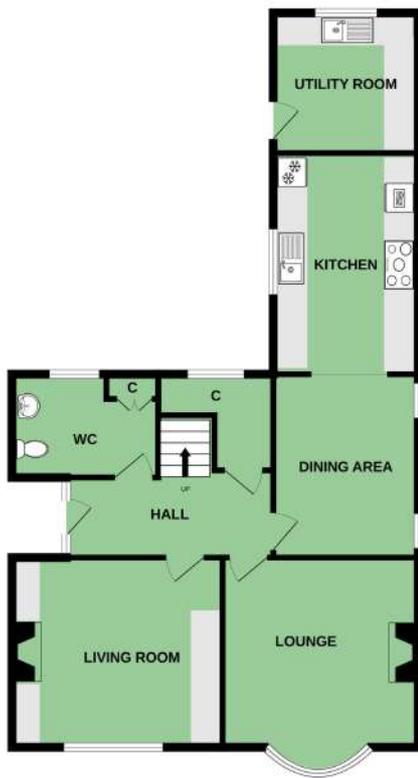
Property Features

- Superb Detached Family Residence off Knock Road in East Belfast
- Occupying a Mature Private Site
- Within the Catchment Area to Many of Belfast's Leading Primary and Grammar Schools
- Within Walking Distance of Ballyhackamore Village and Cherryvalley
- Retaining Many Original Features Such as Cornice Ceilings, Picture Rails, Wood Panelled Walls and Leaded Stained Glass Windows
- Bright and Spacious Accommodation Throughout
- Lounge with Bow Window
- Separate Family Room
- Downstairs WC and Cloaks
- Bespoke Fitted Häcker Kitchen with Excellent Range of Integrated Appliances and Storage Units
- Open Plan to Ample Dining Space
- Separate Utility Room
- Four Well Proportioned Double Bedrooms, Principal with Ensuite Shower Room and Built-in Robes
- Luxurious Family Bathroom with White Suite and Separate WC
- Sweeping Tarmac Driveway with Ample Private Parking
- Front Garden with Vast Array of Mature Trees, Shrubs and Plants and Surrounding Grass Areas
- Rear Garden with Southerly Aspect Laid in Lawns with Surrounding Mature Trees and Hedging and Access to a Detached Garage
- Fully Floored Roof Space, Excellent Storage
- uPVC Double Glazing Throughout & Gas Fired Central Heating
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Travelling along the Knock carriageway in the direction of Ballyhackamore, turn left on to Sandown Road just after the lights. No 136 is located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		58	63
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

Free Valuation

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Awards & Recognition



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