

AGREED



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

86 Belmont Church Road | Belfast, BT4 2DA
OFFERS AROUND £425,000

**Scan for Property Details
and to Arrange a Viewing**





Offers Around £425,000
Detached
4 Bedrooms
2 Receptions



Property Features

- Four Bedroom Detached Family Home Located off Belmont Road in East Belfast.
- Significant renovation work was undertaken in 2018.
- The property benefits from approved planning permission to extend the living space.
- Excellent Location providing Access to Belmont & Ballyhackamore Villages and Main Arterial Routes.
- Within the Catchment Area to a Range of Belfast's Leading Primary and Secondary Schools.
- Located Opposite to the Proposed Exclusive High-End Kilpoole Development.
- Generous Site with Enclosed Rear and Open Front Gardens, Ideal for Entertaining or Children at Play.
- Spacious Entrance Hall provides a warm welcome.
- Bespoke Fitted Kitchen with Ample Space for Casual Dining.
- Separate Lounge with Bay Window and uPVC Sliding Doors to Rear Garden.
- Downstairs WC providing added convenience for the family and guests.
- Luxurious Family Bathroom with White Suite
- Tarmacked Driveway with Ample Off-Street Parking
- Detached Garage with Up and Over Door
- Gas Fired Central Heating with smart controls.
- Fully Floored Roof Space Access Via Slingsby Ladder
- UPVC Double Glazing Throughout

Accommodation

Ground Floor

Spacious Reception Hall

Downstairs WC

Lounge
18'5" x 10'9"

Kitchen / Diner
19'8" x 10'8"

First Floor

Landing

Family Bathroom

Bedroom One
13'5" x 10'9"

Bedroom Two
12' x 10'9"

Bedroom Three
10'9" x 6'7"

Bedroom Four / Office
6'8" x 5'89"

Roofspace

Outside

Front Garden Laid in Lawns

Rear Garden Part Laid in Lawns, Part Paved

Garage
21'3" x 10'5"

For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk



Stunning Family Home in Desirable Location

This detached family home has been beautifully finished throughout and offers bright and spacious accommodation that caters for the lifestyles of today's busy families. Belmont Church Road is a much sought after residential address located conveniently just off Belmont Road in East Belfast. The location offers ease of access to Belfast City Centre, Belfast City Airport, Stormont, The Ulster Hospital and Parliament Buildings. The property is located close to a range of leading primary, secondary and grammar schools and is walking distance to both Ballyhackamore and Belmont Villages, making this property an ideal choice for families with children.

The ground floor accommodation comprises of a spacious reception hall, bespoke fitted kitchen open plan to ample dining space, a separate lounge and a downstairs WC. To the first floor, there are four well-proportioned bedrooms and a luxurious family bathroom. The property further benefits from a fully floored roof space with excellent storage, gas fired central heating and uPVC double glazing throughout.

To the exterior of the property, there is off street parking for one to two cars, excellent front and rear gardens ideal for outdoor entertaining and a detached garage.

Ticking many boxes for the prospective buyer, we recommend internal inspection of this property at your earliest convenience to appreciate all that this deceptively spacious accommodation has to offer.

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 Belmont Road in the direction of Belmont Village, turn right on to Belmont Church Road. No 86 is located on the left-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		63	70
(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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