

# AGREED



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**17 Marmont Drive | Belfast, BT4 2GT**  
**OFFERS AROUND £179,950**





**Offers Around £179,950**  
Semi Detached  
3 Bedrooms  
1 Reception

## Property Features

- Well Maintained Semi Detached Family Home
- Three Well Proportioned Bedrooms
- Large Living Room with Raised Dining Area Overlooking the Rear Garden
- Fully Fitted Kitchen
- Bathroom with White Suite
- Driveway Parking Leading to Detached Garage
- Oil Fired Central Heating
- Conveniently Located Close to Belmont, Strandtown, Ballyhackamore and Local Parks
- Mature Front and Enclosed Rear Garden with Southerly Aspect
- Ideally Suited to the First Time Buyer, Young Professional and Family Market



# Accommodation

## Ground Floor

Reception Hall

Living / Dining Room  
24'8" x 10'1"

Kitchen  
11'3" x 7'

## First Floor

Landing

Bedroom One  
13'4" x 10'5"

Bedroom Two  
10'9" x 10'6"

Bedroom Three  
11'1" x 6'8"

Roofspace

## Outside

Enclosed Rear  
Garden

Garden  
11'9" x 6'8"

Tarmac Driveway

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

[johnminnis.co.uk](http://johnminnis.co.uk)

This well maintained semi detached property is ideally located within a quiet residential area off the Circular Road. Close at hand are Belmont Road, with its array of cafes, shops and amenities, Strandtown and Ballyhackamore. Holywood village, Holywood Exchange, Tesco's Extra, Ballantyne Health Club and George Best City Airport are just a short drive away and Belfast city centre is easily accessible via local transport links. Within walking distance is a range of local parks, sports facilities, including CIYMS, Belmont Park, Victoria Park and Stormont. The property is also located within the catchment area to some of the Greater Belfast's leading primary and secondary schools.

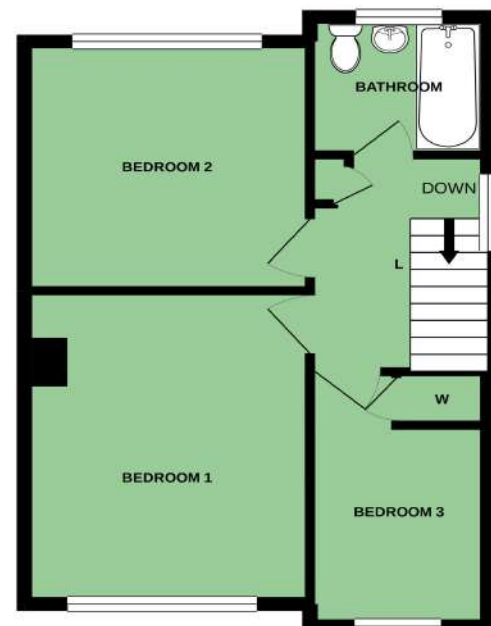
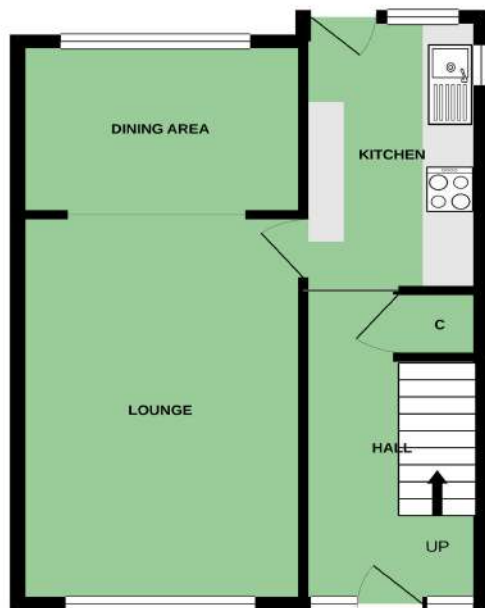
Internally the property offers a large through lounge with dining area enjoying a mature outlook over the rear garden, separate fully fitted kitchen, bathroom with white suite and three well proportioned bedrooms. Externally the property also benefits from a west facing rear garden and detached garage.

This property will appeal to a wide range of purchasers, especially first time buyers, young professionals and families.



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

Marmont Drive is located off the Circular Road/Hollywood Road.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	45	65
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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## Awards & Recognition



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