



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

28 Wingrove Gardens | Belfast, BT5 5NA
OFFERS OVER £295,000

Scan for Property Details
and to Arrange a Viewing





Offers Over £295,000
Semi-Detached
3 Bedrooms
2 Receptions



Property Features

- Well Presented Semi Detached Property Close to Ballyhackamore Village
- Living Room with Bay Window
- Separate Family Room open to Dining Room with Sliding Patio Doors to Rear Garden
- Modern Fully Fitted Kitchen with Casual Dining Area
- Three Well Proportioned Bedrooms
- Recently Installed Bathroom with White Suite
- Phoenix Gas Central Heating
- Private Rear Garden Laid in Lawns with Patio Area
- Driveway Parking
- Nest Home Heating System
- Under-floor Heating in Reception Rooms
- Sought After Location Within Walking Distance to Bustling Ballyhackamore and Belmont Villages
- Offering Excellent Convenience to Belfast City Centre and a Range of Local Schools
- Situated Beside the Comber Greenway with Cycling Commute to City Centre and Comber

Accommodation

Ground Floor

Entrance Hall

Downstairs WC

Lounge
13'9" x 11'11"

Family Room Open to Dining Room
17'11" x 11'11"

Modern Kitchen / Diner
14'5" x 9'

First Floor

Landing

Bedroom One
11'10" x 11'4"

Bedroom Two
11'10" x 10'5"

Bedroom Three
9' x 8'11"

Bathroom

Roof Space

Outside

Tarmac Driveway

Gardens to Front and Rear

Paved Patio Area

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

Wingrove Gardens is a well established tree-lined residential address ideally located off the Bloomfield Road close to Ballyhackamore village. This property is within walking distance to Ballyhackamore and Belmont Roads - excellent diverse shopping areas with a number of retail shops, cafes, offices, restaurants and pubs. With an entrance to the Comber greenway a stones throw away, this also makes for a perfect cycle network and fun family walkway. The property also lies within the catchment area of a range of excellent leading local nursery, primary and grammar schools.

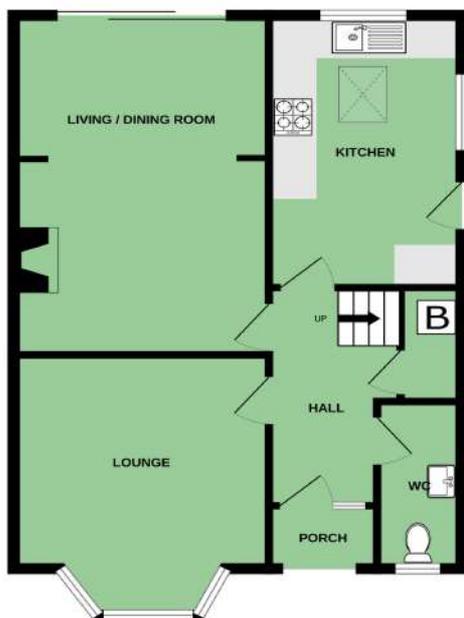
The property has been well presented throughout. The bright and spacious accommodation comprises two separate reception rooms and a modern fitted kitchen with casual dining area with access to a private rear garden. The first floor provides three well proportioned bedrooms and a recently installed modern white bathroom suite. Externally there is newly tarmacd driveway with well maintained rear gardens laid in lawns and a paved patio area.

The property further benefits from a ground floor WC, uPVC double glazing and gas fired central heating.

Competitively priced in today's market, this property type has a proven track record for strong demand and will particularly appeal to professionals or families alike. With nothing left to do but simply move in, we recommend viewing at your earliest convenience.



GROUND FLOOR



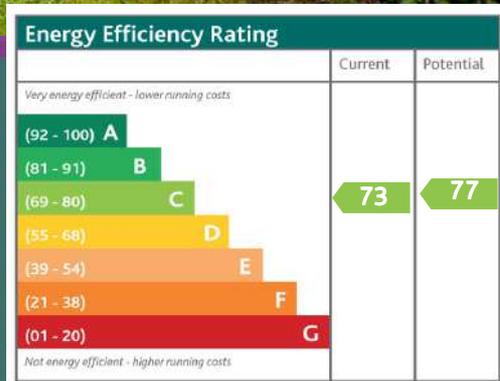
1ST FLOOR



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Directions

Travelling along the Bloomfield Road, in the direction of Orangefield roundabout, Wingrove Gardens is located on the left hand side.



Viewing

By appointment through agent.

Free Valuation

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