



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS



5 Edgcumbe Gardens | Belfast, BT4 2EG
OFFERS AROUND £475,000



The Property

This truly outstanding semi-detached family home occupies a superb level site just off the ever popular Hollywood Road in East Belfast. This address offers high desirability, in a location that also boasts ease of access for the city commuter via the Metro route and George Best City Airport and is also within the catchment area of a wide and varied range of local primary and grammar schools. Having undergone extensive renovation and benefiting from a superb double storey extension, this family home is exceptionally spacious with a fantastically designed contemporary living space that can only be truly appreciated on internal inspection.

The clever internal layout comprises of a spacious reception hall, lounge with bay window, separate dining room, ground floor office, and fabulous contemporary kitchen/dining/living area with French doors to the rear garden. As you would expect from a home of this standard, the ground floor also includes a separate utility room and ground floor WC.

To the first floor there are five well-proportioned bedrooms, master with en-suite shower room and walk-in wardrobe, modern fitted family bathroom and excellent additional built in storage cupboards making this home a most desirable proposition for the family seeking a comfortable property with generous room proportions in an area of particularly high demand.

This property enjoys a superb location with both Ballyhackamore and Belmont Villages a short stroll away with their vast array of shops, restaurants and boutiques. With family homes of this size and specification in such high demand, we are sure interest will be high. We therefore recommend viewing at your earliest convenience.





Offers Around £475,000
Semi- Detached
5 Bedrooms
3 Receptions



Accommodation

Ground Floor

Covered Entrance Porch

Spacious Reception Hall

Downstairs WC

Living Room
14'3" x 11'2"

Dining Room
12'10" x 11'2"

Hallway

Office
11' x 8'1"

Open Plan Kitchen / Dining / Living Space
20'6" x 18'11"

First Floor

Landing

Bedroom Five
9'2" x 8'1"

Bedroom Two
11'2" x 11'6"

Bedroom Three
11'2" x 11'6"

Bedroom Four
14'5" x 8'7"

Bedroom One with En Suite
13' x 12'10"

Family Bathroom

Outside

Enclosed Private Rear Garden with Full Southerly Aspect

Outside Decking Area

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





Property Features

- Exceptionally Spacious Semi-Detached Property Approximately 2,500 Square Foot
- Sought After Location Providing Excellent Convenience to Both Ballyhackamore Village, Belmont Village, Belfast City Centre and Belfast City Airport
- Within the Catchment Area to Many of Belfast's Leading Primary and Grammar Schools
- Five Well Proportioned Bedrooms, Master Bedroom with En-Suite Shower Room and Walk-In Wardrobe
- Extensively Renovated to Include a Double Storey Extension
- Living Room with Bay Window
- Separate Dining Room with Square Bay Window
- Ground Floor Office with Bespoke Fitted Units
- Stunning Open Plan Kitchen with Dining and Living Space, Open to the Rear Garden
- Fitted Utility Room
- Ground Floor WC
- Modern Family Bathroom with White Suite
- Oil Fired Central Heating and uPVC Double Glazing Throughout
- Fully Tarmacked Driveway with Ample Off Street Parking
- Mature South Facing Rear Garden with Excellent Degree of Privacy
- Internal Inspection Highly Recommended



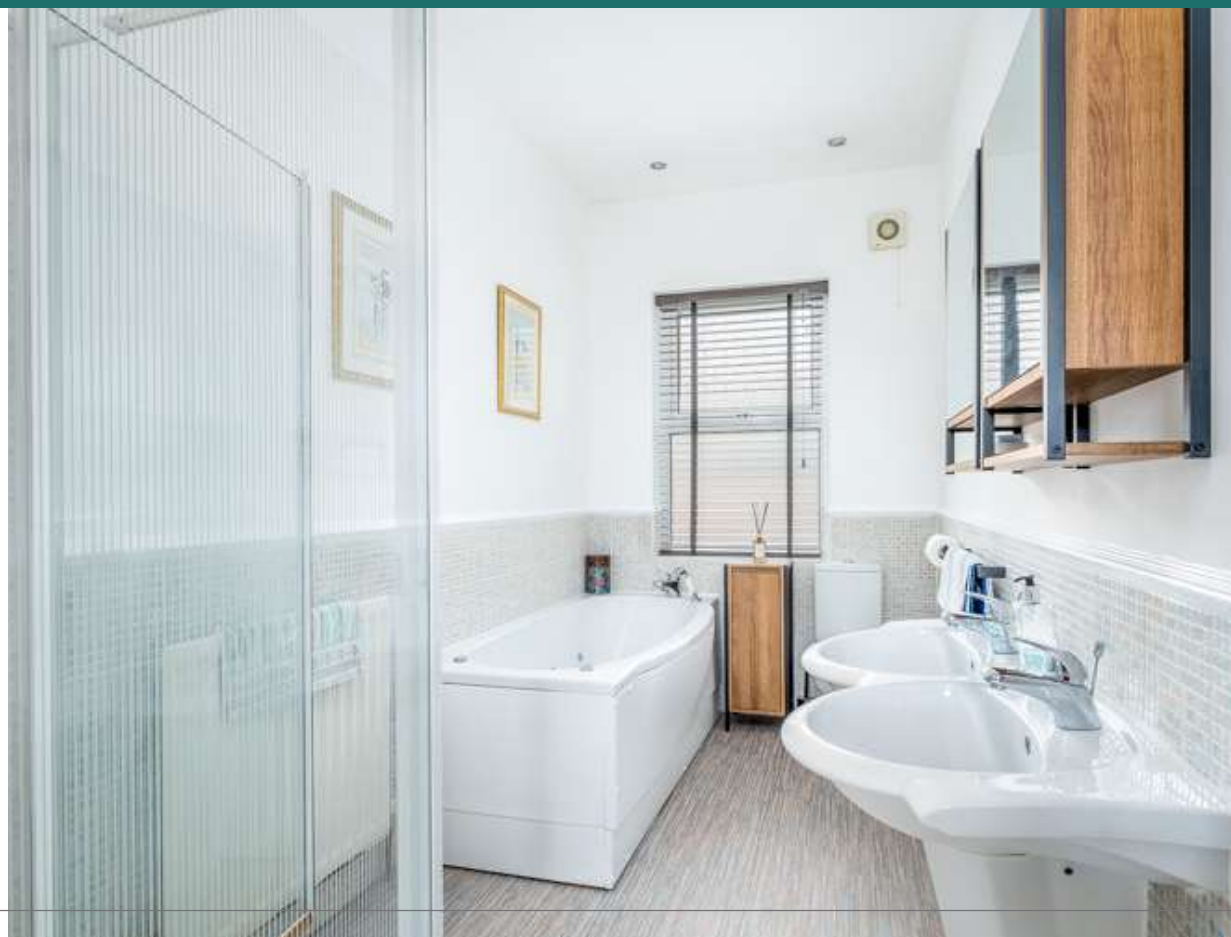
GROUND FLOOR



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

Coming up the Holywood Road from the Sydenham Bypass, take the first left turn after the BP garage in to Edgumbe Gardens. Number 5 is located on the right hand side.



Viewing

By appointment through agent.

Free Valuation

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



JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	61	63
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		



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