



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**1 Knockdarragh Park | Belfast, BT4 2LE**  
**OFFERS AROUND £450,000**



# The Property

We are delighted to bring to the market this charming four-bedroom detached family home located in a renowned residential address conveniently located just off Belmont Road in East Belfast. The location offers ease of access for the daily commuter to Belmont City Centre, Belfast City Airport, The Ulster Hospital and Parliament Buildings as well as a varied range of leading primary, secondary and grammar schools.

Number 1 is situated on a large level site with a private rear garden laid in lawns incorporating a vast array of mature surrounding trees and shrubs. Retaining a lot of original charm including wood panelling, fireplaces, detailed glass windows and corniced ceilings. With versatile downstairs accommodation, four double bedrooms, oil fired central heating and UPVC double glazing, we are sure that this property will appeal to a wide range of purchasers.

In brief, the ground floor accommodation comprises of spacious reception hall with wood panelled walls, walk-in cloakroom and downstairs WC, drawing room with square bay window, bright and spacious living room leading to garden room with French doors to rear patio and garden and a bespoke fitted kitchen with walk in pantry. To the first floor there are four well-proportioned bedrooms, with the main bedroom incorporating an ensuite shower room and a family bathroom with coloured suite.

The property further benefits from a floored roof space with potential for conversion, attached single garage, off street parking for two cars and excellent front and rear gardens ideal for outdoor entertaining.

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.





**Offers Around £450,000**  
Detached  
4 Bedrooms  
3 Receptions



# Accommodation

## Ground Floor

Veranda Entrance Porch

Spacious Reception Hall

Walk-In Cloakroom

Drawing Room  
16'7" x 12'

Lounge/Dining Room  
20'7" x 12'9"

Garden Room  
20'6" x 11'5"

Kitchen  
17'6" x 11'4"

## First Floor

First Floor Return

Landing

Bathroom

Bedroom One  
13'7" x 12'

Bedroom Two with En-Suite Shower Room  
12'4" x 9'5"

Bedroom Three  
12'4" x 11'

Bedroom Four  
11'5" x 9'3"

Roof Space

## Outside

Enclosed Front Garden

Enclosed Mature Landscaped Rear Garden

Attached Garage  
15'5" x 8'8"

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)





## Property Features

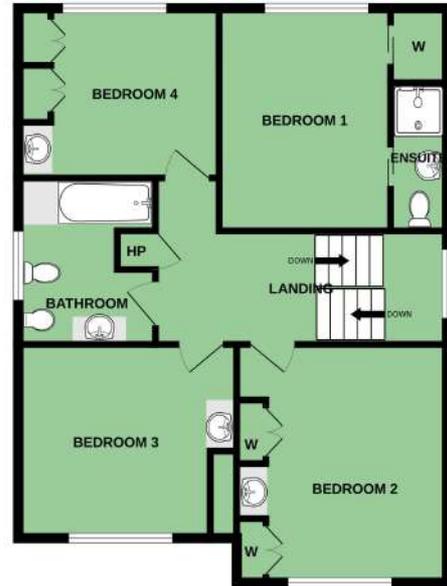
- Charming Detached Period Home Retaining Many Original Features
- Priced Accordingly To Allow For Modernisation
- Highly Sought-After Location, Within Walking Distance to Ballyhackamore and Belmont
- Spacious Entrance Hall with Original Wooden Panelled Wall
- Downstairs WC/Walk in Cloakroom
- Drawing Room with Square Bay Window
- Bright and Spacious Living/Dining Room with Bi-Folding Doors Leading to Garden Room with French Doors to Rear Patio and Garde
- Bespoke Fitted Kitchen with Integrated Appliances and Walk in Pantry
- Four Double Bedrooms with Main Bedroom Incorporating En-Suite Shower Roo
- Family Bathroom with Coloured Suite
- Extensive Enclosed Private Rear Garden with Southerly Aspec
- Driveway with Off Street Parking for One to Two Cars
- Attached Garage and Workshop
- Floored Roof space with Potential for Conversion Subject to Usual Planning
- Oil Fired Central Heating
- uPVC Double Glazing
- No Onward Chain
- Early Viewing Highly Recommended



GROUND FLOOR



1ST FLOOR

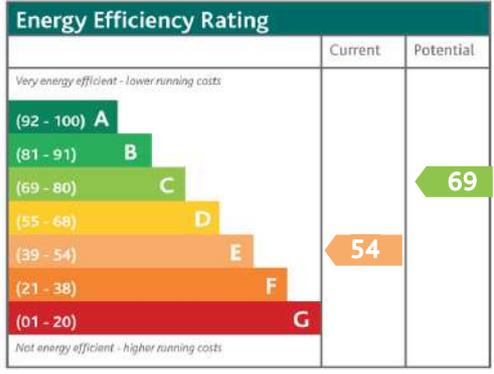


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 along North Road towards Ballyhackamore, turn left on to Martinez Avenue. Number 64 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



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