



2 ABBEY PARK

Belfast, BT5 7HQ

Offers around **£245,000**



SEMI-DETACHED | 3  | 1  | 2 

We are delighted to bring to the market this recently refurbished and attractive red brick, three bedroom semi-detached property.

KEY FEATURES

- Deceptively Spacious Three Bedroom Semi Detached Property Located Between the Kings Road and Upper Newtownards Road
- Within Close Proximity to Many Local Amenities Such as King's Square, Comber Greenway, Stormont Parliament Buildings, Belfast City Airport and Ballyhackamore Village
- Positioned at the Bottom of a Quiet Cul De Sac in a Popular Residential Location
- Renovated And Rewired Throughout by the Current Owners with No Expense Spared
- Excellent Reception Hall with Engineered Wooden Floors
- Large and Bright Living Room with Feature Woodburning Stove
- Open Plan Kitchen Diner with Bespoke Fitted Kitchen, Quartz Stone Worktops and Ample Space for Casual Dining
- Modern Fully Fitted Family Bathroom with White Suite
- Three Well Proportioned Bedrooms
- Part Floored Roof Space with Light
- Integral Garage with Separate Utility Area
- Gas Fired Central Heating and UPVC Double Glazing Throughout
- Private Off Street Parking for Two to Three Cars
- Enclosed Easily Maintained Private Rear Garden with Southerly Aspect and Potential to Extend



ROOM DETAILS

Ground Floor

- Elevated Covered Entrance Porch
- Spacious Reception Hall
- Living Room 12'1" x 12'
- Kitchen/Diner 18'1" x 9'1"

First Floor

- Landing
- Roof Space
- Bathroom
- Bedroom Three 8'1" x 8'
- Bedroom One 12' x 12'
- Bedroom Two 12' x 9'1"

Outside

- Enclosed Front Garden Part Laid in Lawns
- Tarmac Driveway
- Private Rear Garden, Part Decked, Part Patioed
- Integral Garage 21'11" x 8'1"



DIRECTIONS

Coming along the Kings Road towards Dundonald, turn left on to Abbey Road and then the second left on to Abbey Park. Number 2 is located at the bottom of the cul de sac.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	62	72

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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