

JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

2 Abbey Park | Belfast, BT5 7HQ
OFFERS OVER £235,000

**Scan for Property Details
and to Arrange a Viewing**





Offers Over £235,000
Semi-Detached
3 Bedrooms
2 Receptions



Property Features

- Deceptively Spacious Three Bedroom Semi Detached Property Located Between the Kings Road and Upper Newtownards Road
- 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 Roofspace 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
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast

Accommodation

Ground Floor

Covered Entrance Porch

Reception Hall

Living Room
13'9" x 11'11"

Dining Room
11'9" x 11'4"

Kitchen
8'9" x 7'8"

First Floor

Landing

Bedroom One
13'9" x 11'3"

Bedroom Two
11'9" x 11'7"

Bedroom Three
8'10" x 7'5"

Bathroom

Separate WC

Roofspace

Outside

South Facing Rear Garden

Garage
18'8" x 9'2"

Driveway

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



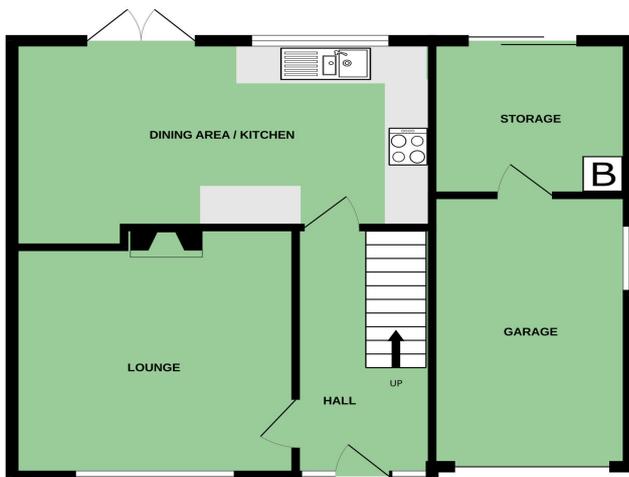
We are delighted to bring to the market this recently refurbished and attractive red brick, three bedroom semi-detached property. Located in between the Kings Road and Upper Newtownards Road, this property is within close proximity to many local amenities such as King's Square, Eastpoint Entertainment Village, Comber Greenway, Stormont Parliament Buildings, Belfast City Airport and Ballyhackamore Village.

It provides easy access to public transport links to Belfast with a number of leading primary and secondary schools a short distance away. With nothing left to do but simple move in and occupying a flat private site with a southerly aspect, this property has many highly sought-after attributes and is likely to appeal to numerous potential purchasers.

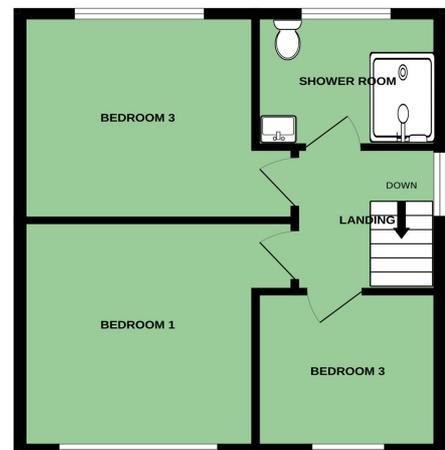
In short, the property comprises of: spacious reception hall, separate living room with wood burning stove, bespoke fully fitted kitchen with quartz stone worktops and ample space for casual dining, enclosed private rear garden with southerly aspect, three well-proportioned bedrooms, fully fitted bathroom, fully rewired, front garden with ample off street parking and an integral garage with utility space. The property further benefits from UPVC double glazing, gas-fired central heating and a part floored roofspace.

Undergoing an extensive refurbishment by the current owners and ticking many boxes for the prospective buyer, we recommend internal inspection of this property at your earliest convenience to appreciate all that this extremely well finished property has to offer.

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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		62	72
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

Free Valuation

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