



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**29 Parkgate Gardens, Belfast, BT4 1ES**  
**OFFERS OVER £115,000**

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





**Offers Over £115,000**

Terrace

3 Bedrooms

1 Reception



## Property Features

- Fantastically Presented Three Bedroom Mid-Terrace Property Located in the Sydenham, East Belfast
- Within Walking Distance to Local Shops and Schools and to the Glider Network
- Within the Catchment Area to a Range of Local Primary and Grammar Schools
- Three Well Proportioned Bedrooms
- Main Bedroom with En-Suite Shower Room
- Open Plan Living Dining Room
- Generous Under Stairs Storage
- Fitted Kitchen with Access to Rear Courtyard
- Tarmac Driveway with Ample Private Off Street Parking
- UPVC Double Glazing Throughout
- Gas Fired Central Heating
- Ideally Suited to the Young Professional, Investor or First time Buyer Alike
- No Onward Chain
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast

# Accommodation

## Ground Floor

Reception Hall

Lounge  
12'9" x 12'2"

Dining Area  
12'9" x 7'4"

Kitchen

## First Floor

Landing

Shower Room

Bedroom One with En-Suite Shower Room  
18'1" x 7'11"

Bedroom Three  
12' x 10'1"

## Second Floor

Landing

Bedroom Two  
8'1" x 8'

## Outside

Enclosed Forecourt

Enclosed Rear Courtyard

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



This fantastically presented and deceptively large mid-terrace property is located in the ever sought after Sydenham area and is within walking distance of the bustling Belmont Road. Also close at hand are many local amenities including Connswater Shopping Centre, the Odyssey Arena and Ballyhackamore Village. The property is ideally positioned to offer ease of access to Belfast City Centre, Belfast City Airport for the daily commuter and the scenic Connswater River Walkway.

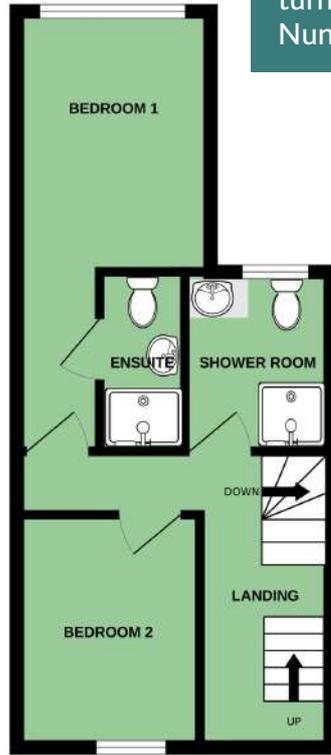
The property provides bright and spacious accommodation comprising of open plan living dining room, under stairs storage, fitted kitchen and access to an enclosed rear courtyard. To the first and second floors there are three well appointed bedrooms, main bedroom with en-suite shower room and a further family bathroom with white suite. The property further benefits from gas fired central heating, UPVC double glazing throughout and a tarmac driveway with private off street parking.

This home is sure to create immediate interest with first time buyers, young professionals and investors alike. With such strong demand for properties in this area we recommend your earliest internal appraisal.



# Directions

Coming down Mersey Street towards Connswater, turn left at the roundabout on to Yukon Street. Number 3 is located on the left hand side.



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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## Viewing

By appointment through agent.

## Free Valuation

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



## JOHNMINNIS RENTAL

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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>70</b>	<b>72</b>

## Awards & Recognition



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THE SUNDAY TIMES  
THE IRISH TIMES



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