

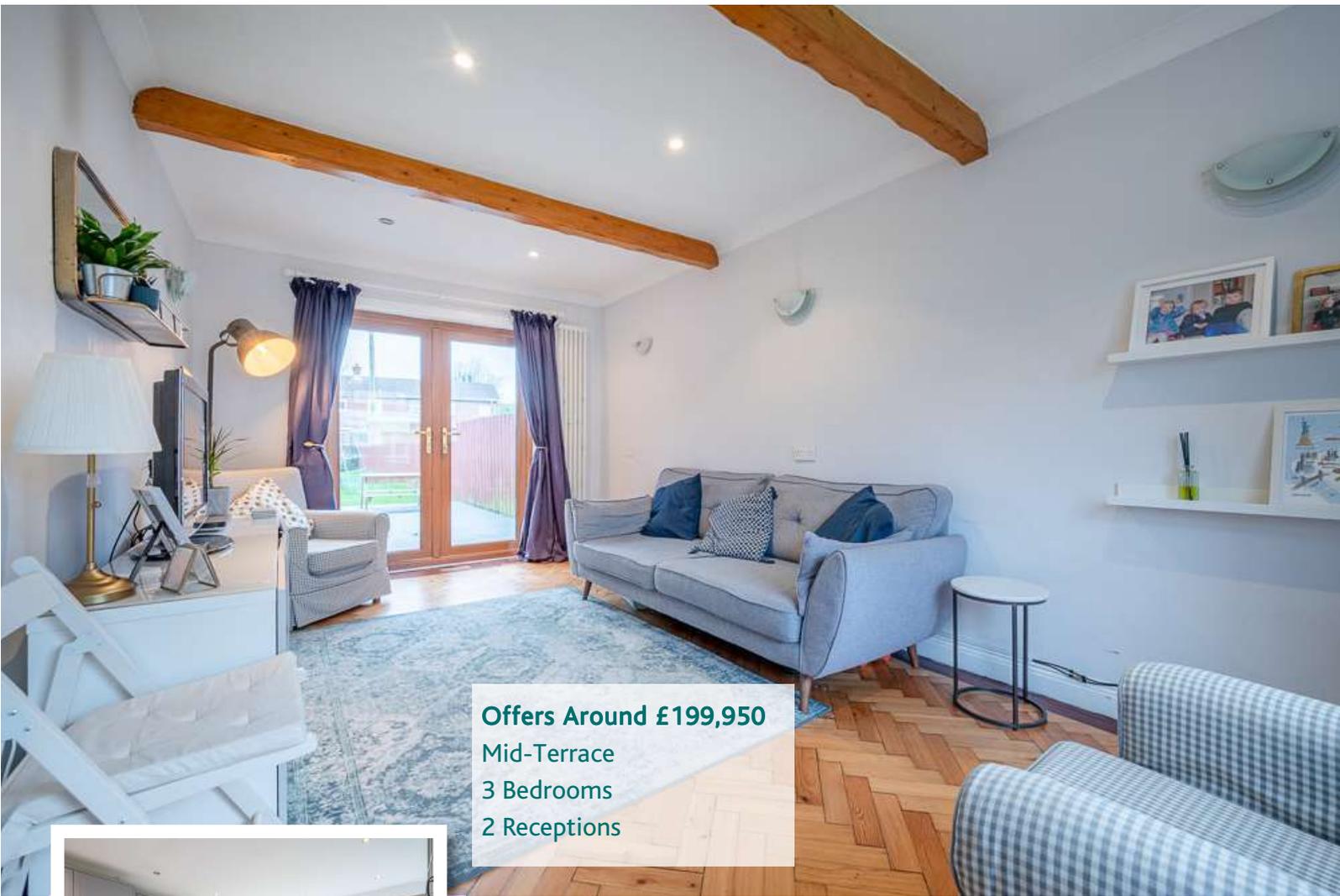


 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

78 Belmont Road | Belfast, BT4 2AP
OFFERS AROUND £199,950

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





Offers Around £199,950
Mid-Terrace
3 Bedrooms
2 Receptions



Property Features

- Attractive Mid Terrace Property in Convenient Location on the Belmont Road in East Belfast
- Within Striking Distance to Ballyhackamore Village, Stormont Grounds and Ulster Hospital
- Close Proximity to a Range of Excellent Schools
- Offers Ease of Access to the City Commuter via the Glider
- Three Well Proportioned Bedrooms
- Downstairs Contemporary Shower Room
- Bright and Spacious Lounge with Patio Doors to Rear Garden
- Separate Living/Dining Room
- Modern Fitted Kitchen with Ample Space for Casual Dining
- Luxurious Family Bathroom with White Suite
- uPVC Double Glazing Throughout & Gas Fired Central Heating
- Easily Maintained Front Garden and Rear Garden Laid in Lawns, Ideal for Outdoor Entertaining and Children at Play
- Multi-purpose Detached Outbuilding
- Broadband Speed – Ultrafast

Accommodation

Ground Floor

- Reception Porch
- Spacious Reception Hall
- Living Room
16'9" x 9'6"
- Downstairs Shower Room
- Family / Dining Room
15'1" x 10'
- Kitchen
13'8" x 13'1"

First Floor

- Landing
- Bedroom One
15'9" x 8'3"
- Bedroom Two
10'9" x 8'5"
- Bedroom Two
9'6" x 8'2"
- Family Bathroom

Outside

- Garage / Garden Store
21'2" x 11'
- Rear Garden with Decked Area, Part Laid in Lawns

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 spacious three-bedroom mid-terrace property located in the heart of Belmont Village in East Belfast. This attractive property is situated in a popular and convenient location, within striking distance to a range of local amenities. Number 78 is ideally located close to the main arterial routes offering convenience to the city commuter and also lies within the catchment area to a number of leading primary and secondary schools.

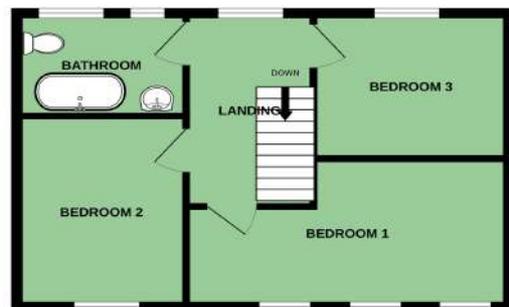
Deceptive on first glance, internally the property offers spacious accommodation throughout. On the ground floor the property comprises of a contemporary shower room, front lounge with patio doors to the rear garden and an additional living/dining room leading to a modern fitted kitchen with ample space for casual dining. On the first floor there are three well-proportioned bedrooms and a luxurious family sized bathroom. Externally to the rear the property includes a lengthy garden laid in lawns with a decked area ideal for outdoor entertaining and a detached garden store.

This home is sure to create instant interest to the young professional, couple or family alike and, with a proven record for strong demand within this area, we recommend your earliest viewing.

GROUND FLOOR



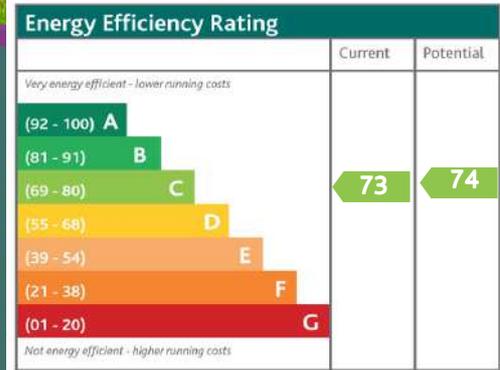
1ST FLOOR



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

Travelling along the Belmont Road in the direction of Belmont Village, No 78 is located on the right hand side in the lay by.



Viewing

By appointment through agent.

Free Valuation

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



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