

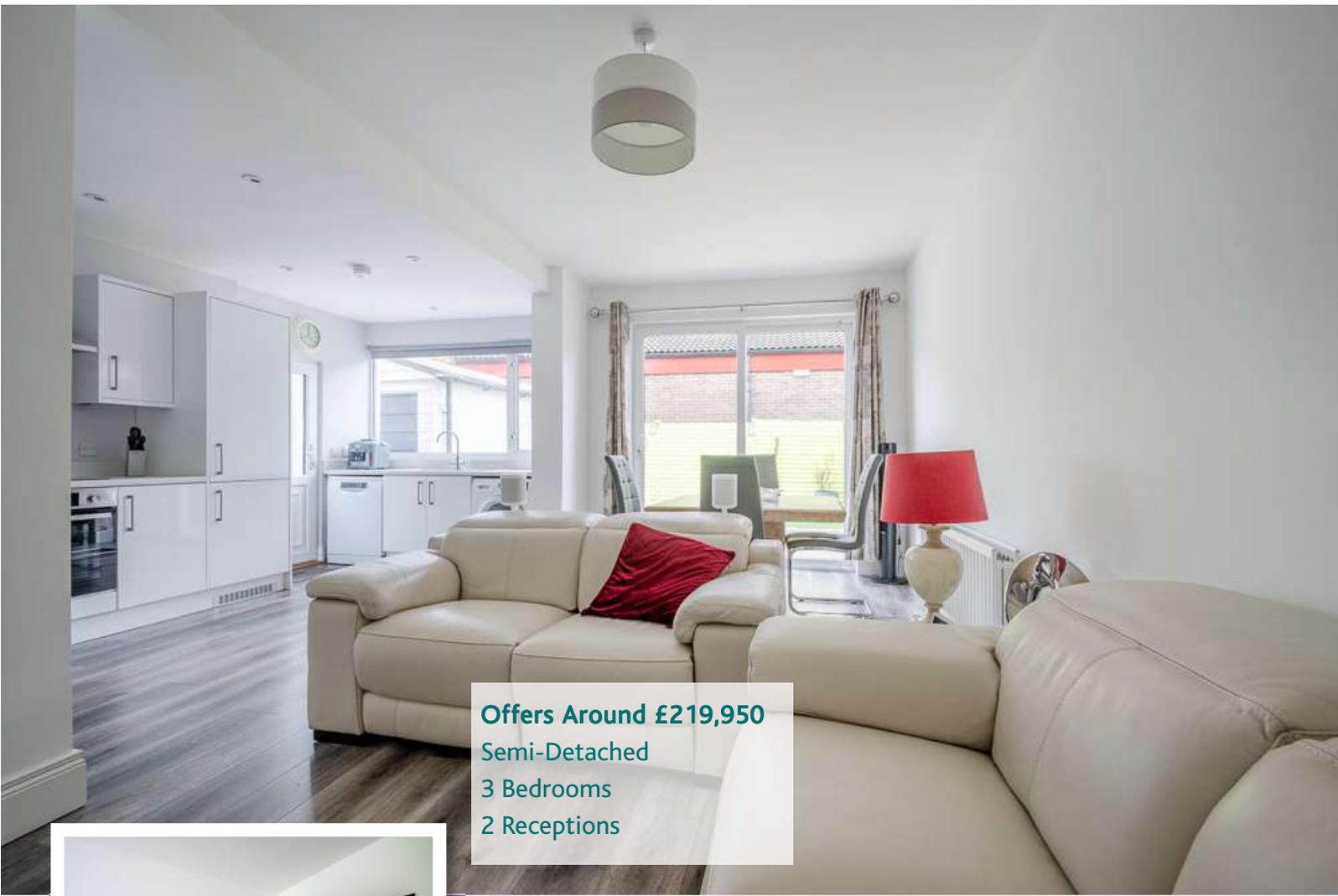


JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

10 Kerrsland Parade | Belfast, BT5 6EP
OFFERS AROUND £219,950

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





Offers Around £219,950
Semi-Detached
3 Bedrooms
2 Receptions



Property Features

- Well Presented Three Bedroom Semi Detached Property Located just off the Upper Newtownards Road in Ballyhackamore, East Belfast
- Within Walking Distance to both Ballyhackamore and Belmont Villages with Their Vast Array of Restaurants, Coffee Shops and Boutiques
- 10 Minute Drive to George Best Belfast City Airport and 15 Minute Drive to Central Belfast
- Within the Catchment Area to Many Local Leading Primary and Secondary Schools
- Front Lounge with Bay Window
- Bespoke Fitted Modern Kitchen Open Plan to Ample Living and Dining Space
- Three Well Proportioned Bedrooms
- Modern Fitted Family Bathroom with White Suite
- Enclosed Private Rear Courtyard
- Garage, Excellent for Storage
- Gas Fired Central Heating & UPVC Double Glazing Throughout
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended

Accommodation

Ground Floor

Spacious Reception Hall

Front Lounge
14'6" x 11'4"

Kitchen Open Plan to
Living and Dining Space
19'8" x 17'8"

First Floor

Landing

Bedroom One
11'8" x 10'

Bedroom Two
11'7" x 9'9"

Bedroom Three
8'4" x 7'5"

Bathroom

Outside

Garage
13'9" x 7'9"

Rear Garden Laid in
Paving Slabs and
Artificial Grass

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

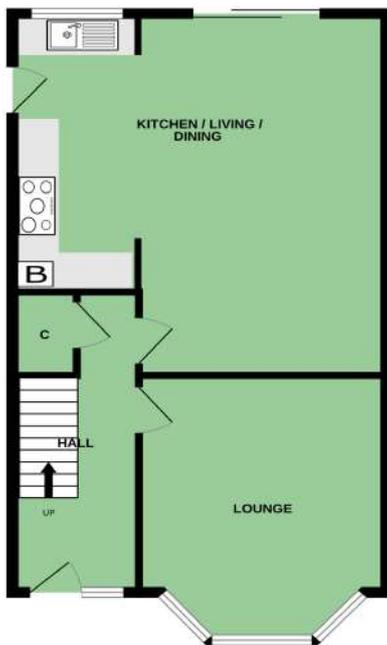


Located in the middle of Ballyhackamore Village in East Belfast, 10 Kerrsland Parade is a fantastic three-bedroom semi-detached property with nothing left to do but simply move in. The property is ideally situated within minutes of the bustling villages of Belmont and Ballyhackamore with their range of restaurants and shops. There is immediate access to George Best City Airport, Marks and Spencer, Tesco Express, Sainsburys and Holywood Exchange as well as Bannatyne Health and Fitness Club. A short commute to the city centre will be a big advantage for business, work or leisure. Stormont buildings and the Ulster Hospital are also only minutes away.

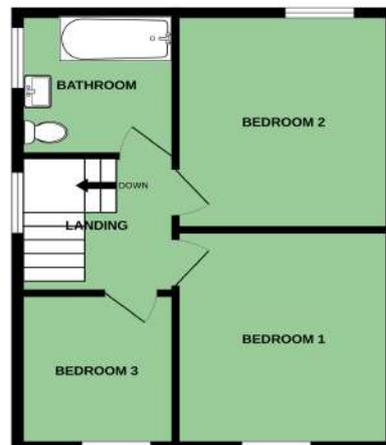
In short, the property comprises of: Entrance Hall, front lounge with bay window, bespoke fitted modern kitchen open plan to ample living and dining space. To the first floor, there are three well-proportioned bedrooms and a family bathroom with white suite. Externally the property benefits from a private rear courtyard which is ideal for outdoor entertaining and a garage with excellent storage. Further benefits of the property include gas fired central heating and uPVC double glazing throughout.

Offering all the benefits of modern living, this property would be ideal for families, young professionals and investor alike. Competitively priced and finished to a high standard throughout, we believe demand will be high for this property and recommend your earliest viewing.

GROUND FLOOR



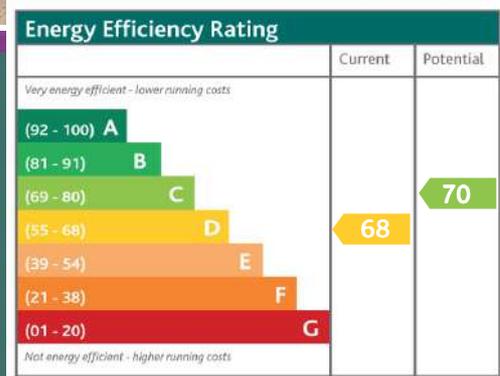
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other fittings 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 Upper Newtownards Road in the direction of Ballyhackamore, turn right on to Kerrsland Parade. No 10 is on the left hand side.



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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