

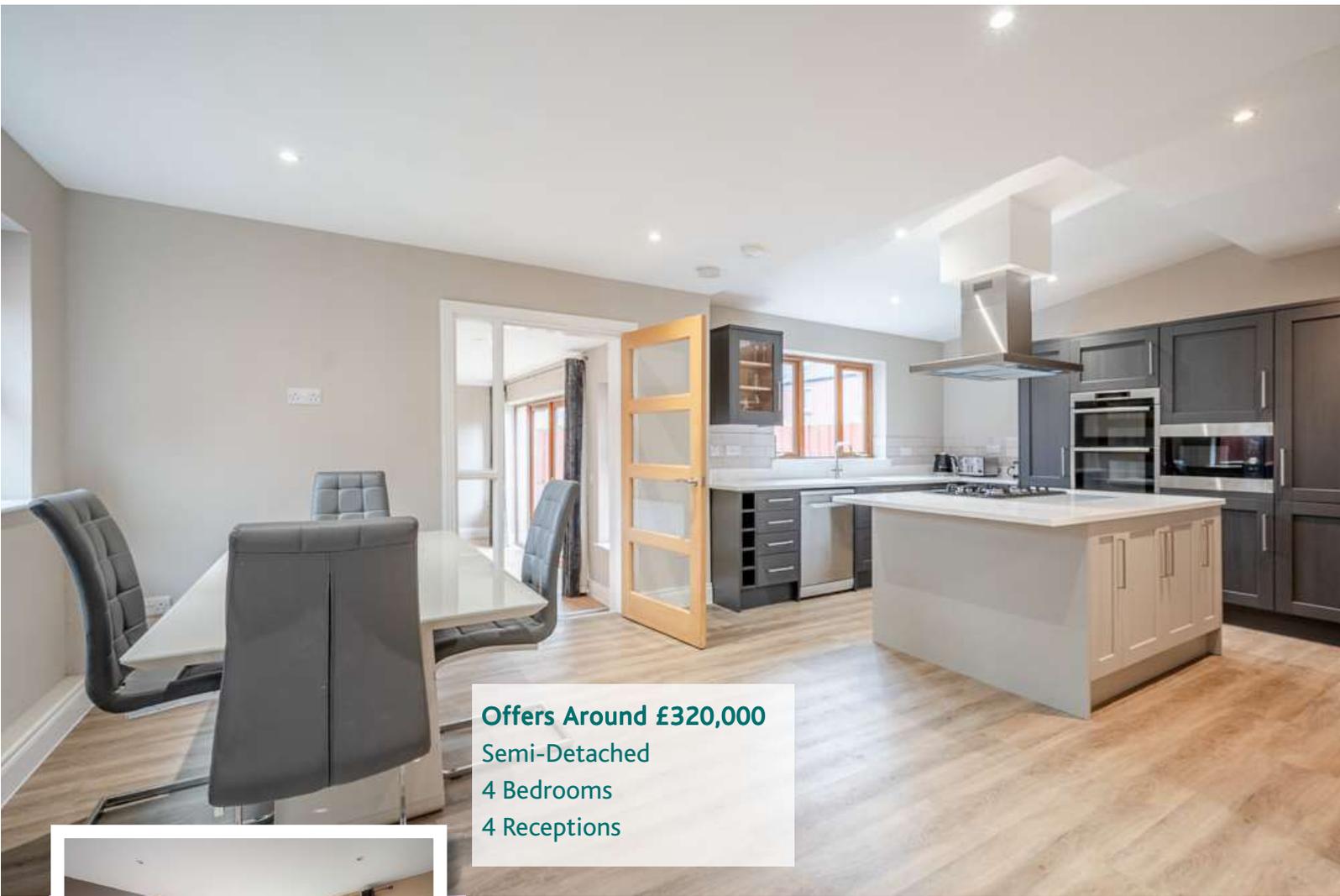


**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

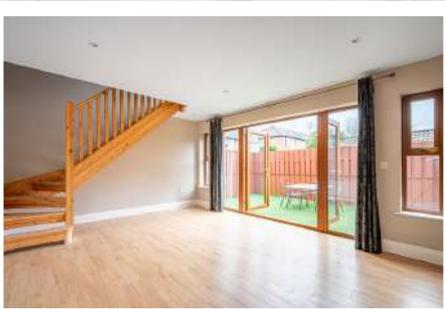
**98 Abbey Park | Belfast, BT5 7HR**  
**OFFERS AROUND £320,000**

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





**Offers Around £320,000**  
Semi-Detached  
4 Bedrooms  
4 Receptions



## Property Features

- Recently Renovated Deceptively Spacious Four Bedroom Semi-Detached Property Located Between the Kings Road and Upper Newtownards Road
- Within Close Proximity to Many Local Amenities Such as Kings Square, Comber Greenway, Stormont Parliament Buildings, Belfast City Airport and Ballyhackamore Village
- Walking Distance to Many Local Shops, Restaurants and Cafes
- Spacious Reception Hall
- Front Lounge
- Open Plan Kitchen Diner with Bespoke Fitted Shaker Style Kitchen with Casual Breakfast Bar Dining
- Utility with Excellent Storage
- Luxurious Downstairs Shower Room with White Suite
- Separate Living Room/Playroom with uPVC French Doors to Rear Garden, Leading to Fourth Bedroom
- Potential To Be Used as a Self-Contained Annex
- Four Well Proportioned Bedrooms
- Family Bathroom with Modern White Suite
- Gas Fired Central Heating & uPVC Double Glazing Throughout
- Driveway with Ample Private Off-Street Parking
- Enclosed Private Rear Garden, Ideal for Outdoor Entertaining

# Accommodation

## Ground Floor

Spacious Reception Hall

Lounge  
17' x 10'11"

Utility  
10'9" x 7'7"

Kitchen / Diner  
22'2" x 12'8"

Downstairs Shower Room

Separate Living Room /  
Playroom  
17'8" x 12'6"

## First Floor

Rear Staircase leading to:  
Bedroom Four  
14' x 12'6"

First Floor Landing

Family Bathroom

Bedroom One  
13'8" x 10'7"

Bedroom Two  
11' x 10'7"

## Second Floor

## Second Floor Return

Bedroom Three  
14'1" x 10'11"

## Outside

Front Fully Tarmacked Driveway

Rear Garden Laid in Artificial Grass

For more information and photographs regarding the accommodation in this property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



We are delighted to bring to the market this deceptively spacious, attractive red brick, four-bedroom semi-detached property located in a quiet sought after area between the Kings Road and Upper Newtownards Road, within walking distance to many local shops, restaurants and cafes. This property is also within close proximity to many local amenities such as Kings Square, Eastpoint Entertainment Village, Comber Greenway, Stormont Parliament Buildings, Belfast City Airport and Ballyhackamore Village. It also provides easy access to public transport links to Belfast with a number of leading primary, secondary and grammar schools a short distance away.

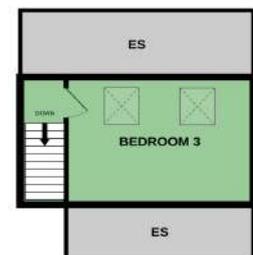
Recently renovated and offering bright and spacious accommodation throughout, the property comprises of a spacious reception hall, front lounge, utility with excellent storage, a bespoke fully fitted shaker style kitchen with casual breakfast bar dining, open plan to ample dining space, luxurious downstairs shower room, separate living/playroom leading to the fourth bedroom, with potential to be a self-contained annex, four well-proportioned bedrooms and a contemporary family bathroom with white suite. Externally the property has a fully tarmacked driveway with ample off-street parking for two to three cars and an enclosed private rear garden, ideal for outdoor entertaining.

The property further benefits from gas fired central heating and uPVC double glazing throughout.

GROUND FLOOR



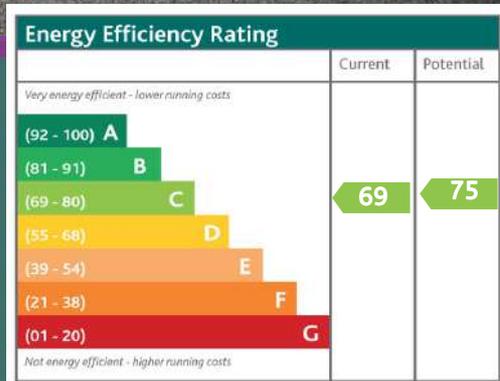
2ND FLOOR



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. Made with Metropix ©2024

# Directions

Travelling along the Kings Road in the direction of Dundonald coming from Knock, turn left on to Abbey Road. Take the second right on to Abbey Park. No 98 is located 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.



## JOHNMINNIS RENTALS

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

## Awards & Recognition



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