



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

16 Tillysburn Park | Belfast, BT4 2PD
OFFERS AROUND £179,950

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and to Arrange a Viewing





Offers Around £179,950
Semi-Detached
3 Bedrooms
2 Receptions



Property Features

- Three Bedroom Semi-Detached Property Conveniently Located off Hollywood Road in East Belfast
- Within Close Proximity to Ballyhackamore and Belmont Villages, Main Arterial Bus Routes and Sydenham Train Station
- Bright and Spacious Living Room
- Modern Fitted Kitchen, Open to Ample Dining Area
- Conservatory
- Three Well Appointed Bedrooms
- Shower Room with White Suite
- uPVC Double Glazing Throughout & Gas Fired Central Heating
- Driveway Parking for One to Two Cars
- Detached Garage
- Enclosed Rear Garden Ideal for Outdoor Entertaining
- Early Viewing Highly Recommended
- Broadband Speed – Ultrafast

Accommodation

Ground Floor

Reception Hall

Living Room
14'2" x 13'7"

Kitchen / Diner
17' x 11'6"

Conservatory
11' x 9'9"

First Floor

Landing

Shower Room

Bedroom One
12'5" x 8'3"

Bedroom Two
12'7" x 8'8"

Bedroom Three
9'5" x 7'8"

Outside

Garage

Paved, Decked Area
to the Rear

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

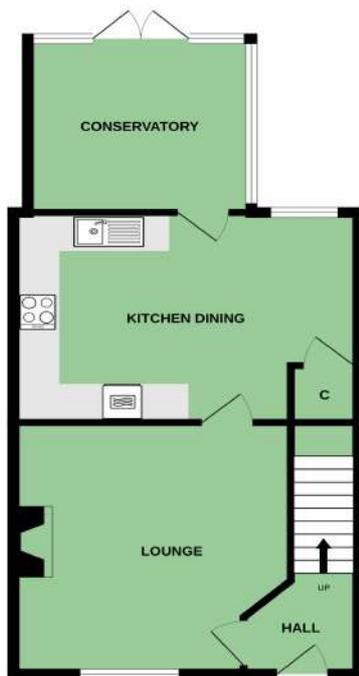


This three-bedroom semi-detached property is located just off the Holywood Road in East Belfast, within close proximity to Belmont and Ballyhackamore Villages. Also nearby are many local amenities including Holywood Exchange, Sydenham Train Station, George Best Belfast City Airport and SSE Arena.

In short, the property comprises of; reception hall, spacious living room, modern fitted kitchen with range of high- and low-level kitchen units open to ample dining space, leading to a sunroom and rear garden ideal for outdoor entertaining. On the first floor there are three well-proportioned bedrooms and a shower room with white suite. The property further benefits from gas fired central heating, UPVC double glazing throughout and driveway parking for one to two cars, leading to a detached garage.

Offering such space and convenience, this home will appeal to a host of potential purchasers. In a busy property market, we recommend internal appraisal at your earliest convenience.

GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of elevations, areas 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 location, appearance and specifications shown have not been tested and no guarantee as to their availability or efficiency can be given. Made with Metropix, ©2014.

Directions

Travelling along the Holywood Road in the direction of Knocknagoney, turn right on to Tillysburn Park before the lights. No 16 is on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		73	73
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

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John Minnis Belfast
7 Library Court
404 Upper Newtownards Road
Belfast
BT4 3GE
T: 028 9065 3333



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