



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

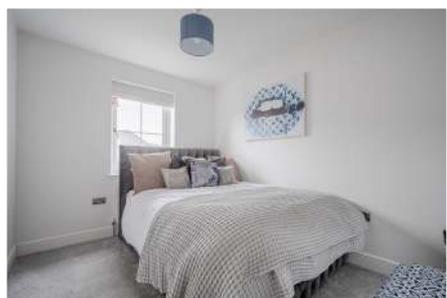
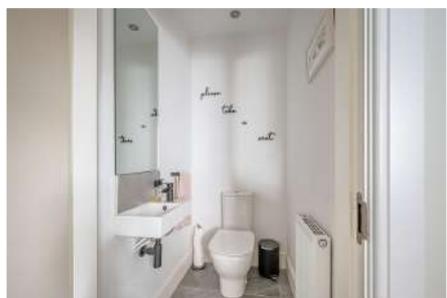
**8 Rosepark Gardens | Belfast, BT5 7WN**  
**OFFERS AROUND £349,950**

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





**Offers Around £349,950**  
Semi-Detached  
4 Bedrooms  
2 Reception



## Property Features

- Attractive Semi-Detached Family Home Located Just off the Upper Newtownards Road, East Belfast
- Versatile Accommodation Providing Four Bedrooms and Two Reception Rooms
- Spacious Entrance Hall
- Front Lounge with Feature Gas Fireplace
- Bespoke Fitted Kitchen with Quartz Worktop and Range of Integrated Appliances, Ample Space for Dining with French Patio Doors to Rear Garden
- Utility Room
- Four Well Proportioned Bedrooms with Two Principal Bedrooms Incorporating Ensuite Shower Rooms and Excellent Storage
- Luxurious Family Bathroom with Modern White Suite
- Excellent Storage Throughout
- Tarmacked Driveway with Ample Off Street Parking
- Enclosed Rear Garden Paved and Laid in Lawns, Ideal for Outdoor Entertaining or Children at Play
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended

# Accommodation

## Ground Floor

Reception Hall

Downstairs WC

Lounge  
15'6" x 11'8"

Kitchen/Diner  
16'1" x 11'3"

Utility

## First Floor

Landing

Family Bathroom

Bedroom One with  
Ensuite Shower Room  
13'4" x 10'5"

Bedroom Two  
12' x 8'5"

Bedroom Three  
10'2" x 7'3"

## Second Floor

Bedroom Four with  
Ensuite Shower Room  
19'5" x 9'6"

## Outside

Fully Tarmacked  
Driveway

Enclosed Rear  
Garden

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 attractive four-bedroom semi-detached period home on Barnetts Road. Located just off the Kings Road, this property is within close proximity to many local amenities such as King's Square, Eastpoint Entertainment Village, Comber Greenway, Stormont Parliament Buildings, Belfast City Airport and Ballyhackamore Village.

This desirable location is well renowned for convenience for the city commuter with ease of access to main arterial routes. The property also lies within the catchment area to a range of leading primary, secondary and grammar schools.

Offering bright and spacious accommodation throughout, on the ground floor the property comprises of: spacious hallway, superb open plan kitchen with ample dining space leading to a private courtyard through French doors and a separate lounge with marble feature fireplace. To the first floor there are three well-appointed bedrooms, utility room and separate WC. On the top floor, there is a fourth bedroom and family bathroom. The property further benefits from gas fired central heating, uPVC double glazing and off street parking for two cars.

A property of this calibre with such character and charm rarely presents itself to the open market. Combining such convenience with beautifully presented accommodation, we recommend your earliest internal inspection.



# Directions

Travelling along the Upper Newtownards Road in the direction of Dundonald, turn right on to Rosepark Gardens. No 8 is located after the first left turn on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A		85	85
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



## 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



## Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



THE SUNDAY TIMES  
THE IRISH TIMES

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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS