



72 GARNERVILLE ROAD

Belfast, BT4 2NW

Offers around **£189,950**



SEMI-DETACHED | 3  | 1  | 1 

This beautifully well maintained semi-detached home is situated in a highly desirable residential area. 72 Garnerville road combines generous accommodation and convenience .

KEY FEATURES

- Well maintained Semi-Detached Property
- Beautifully presented throughout
- Spacious lounge with oak laminate flooring
- Bespoke fitted kitchen with integrated appliances and ample dining/living space.
- Ground floor WC
- Walk in Utility/Pantry space
- Principal bedroom with built in robes
- Two additional generous bedrooms, each with mature outlook
- Family shower room with modern white suite
- Easily maintained, Landscaped rear garden laid in brick paviours, ideal for entertaining
- Front garden with brick paviour forecourt with rockery
- Full UPVC double glazing
- Gas-fired central heating



ROOM DETAILS

Ground Floor

- Reception Hall
- Lounge
13'9" x 11'7"
- Kitchen/Dining Area
17'9" x 11'4"
- Walk In Pantry.Cloakroom/
Utility
- Rear Porch
- WC

First Floor

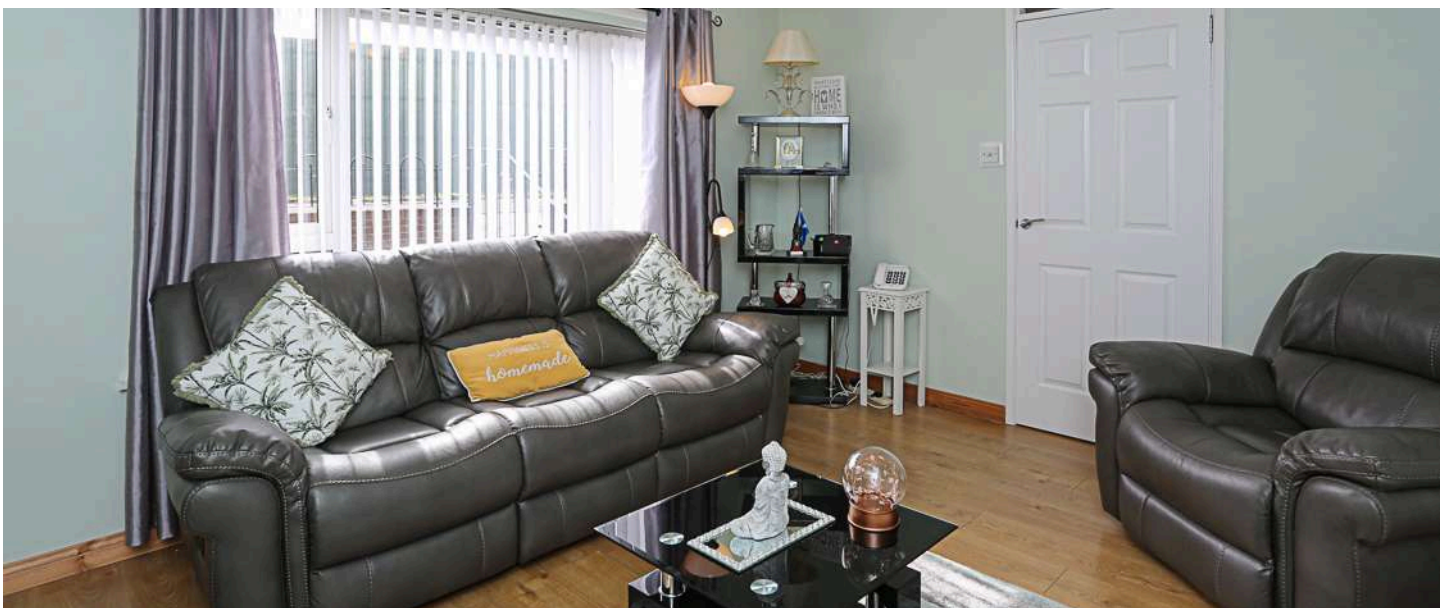
- Landing
- Storage
- Bedroom One
11'7" x 10'6"
- Bedroom Two
11'4" x 10'6"
- Bedroom Three
8'10" x 7'2"
- Shower Room
8'3" x 7'2"
- Roofspace

Outside

- Brick paviour front forecourt with rockery
- Brick paviers continue around the property
- Brick paviour easily maintained rear garden, ideal place for outdoor entertaining or children at play
- Access gate to parking area
- Outdoor light and water tap, PVC fascia and soffits.
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To View Floor Plans
scan QR code below



DIRECTIONS

Travelling along the Hollywood Road, from Tillysburn Roundabout in the direction of Belmont Village, turn left onto Garnerville Road. Number 72 is located on the left hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		
	71	72

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

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