



74 GARNERVILLE ROAD

Belfast, BT4 2NW

Offers around **£175,000**



SEMI-DETACHED | 3  | 2  | 1 

This is an exceptional home that combines style, practicality, and a convenient location, making it ideal purchase for a range of buyers.

KEY FEATURES

- Semi-Detached Property
- uPVC double-glazed front door
- Reception hall with solid oak wooden flooring.
- Spacious lounge/dining room with dual-aspect windows and oak flooring
- Bespoke Ballerina kitchen with integrated appliances and ample space for dining and living
- Downstairs WC with contemporary fittings and oak finishes
- Principal bedroom with wall-to-wall built-in wardrobes and en suite shower room
- Two additional well-proportioned bedrooms, each with charming outlooks
- Family bathroom with Jacuzzi bath and separate shower cubicle
- Roofspace accessed by a folding timber ladder, insulated and partially floored for storage
- Landscaped rear garden with paved patio and lawn, ideal for entertaining



ROOM DETAILS

Ground Floor

- Reception Porch
- Ground Floor WC
- Lounge
22'8" x 12'4"
- Kitchen/Dining/Living Space
19'2" x 13'9"

First Floor

- Landing
- Bedroom One
10'9" x 10'4"
- En Suite Shower Room
- Bedroom Two
13'0" x 12'4"
- Bedroom Three
12'4" x 9'9"
- Bathroom
13'9" x 7'2"
- Roofspace

Outside

- Enclosed rear garden, landscaped and paved patio areas and laid in lawns
- Outdoor light
- Water tap
- Boiler house with storage and gas fired boiler,
- Enclosed to side with covered storage area
- Front garden with paved patio areas, mature shrubs and planting.



To View Floor Plans
scan QR code below



DIRECTIONS

Travelling along the Holywood Road, from Tillysburn Roundabout in the direction of Belmont Village, turn left onto Garnerville Road. Number 74 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		
92+	A	
81-91	B	
69-80	C	
55-68	D	68
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
		75

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



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

