



18 Barnett's Road
Belfast
BT5 7BA

LONGSTAND

Guide Price:
£225,000



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EPC:
C79

Longstand Property presents 18 Barnett's Road to the market, a three-bedroom end-terrace home in a highly desirable part of East Belfast with incredible, if not unique, outside space including a 90ft front driveway and 75ft rear garden. In addition to the outside space, the current owners have undertaken substantial energy efficiency works to the property which include cavity wall insulation, Tado wireless heating, upgraded hot water cylinder with Willis immersion and solar panels. The result of this is a high 'C' EPC rating and utility bills totalling c.£100 per month.

The property was constructed in 1949 as part of the Thornhill Parade development to house returning war heroes. The accommodation comprises entrance hall with under-stair storage, family bathroom, living room with bay window and kitchen/dining on the ground floor. Upstairs, there are three bedrooms and landing with hot-press.

Outside, the 90ft front driveway has a private aspect towards the Comber Greenway, seating area, mature hedging and ample space for parking. The 75ft rear garden which, due to length, benefits from the sun throughout the day. It includes a boiler house with oil-fired boiler and plumbing for washing machine and tumble dryer, separate shed and area for bin storage.

More about the location...

Located on Barnett's Road in East Belfast, the property has an abundance of amenities within the vicinity. The shops at Cherryvalley and Kings Square are within a 10 minute walk and the Comber Greenway is on the doorstep of the property. Eateries in the area include General Merchants, Haptik, Cultura and The Poet. The nearby Kings Road and Cabin Hill Glider stop provide regular bus services and the location of the property is within catchment of leading primary and secondary schools in the East Belfast area.

Entrance Hall

11'4" x 6'4" max

Tiled floor and under-stair storage.

Bathroom

7'10" x 6'4"

Fully tiled with white three piece suite including bath with shower fitting, wash hand basin and WC.

Living Room

14'11" x 12'8" into bay

Original timber parquet flooring.

Kitchen/Dining

13'1" x 6'11"

Tiled floor, fully fitted peninsula kitchen with high and low level storage. Integrated appliances include dishwasher, fridge freezer, oven with four ring electric hob and plumbing for washing machine.

1st Floor - Landing

6'4" x 5'6"

Carpeted flooring and hot-press with shelving.

Bedroom 1

13'0" x 10'9"

Carpeted flooring.

Bedroom 2

13'4" x 9'0"

Carpeted flooring.

Bedroom 3

8'9" x 7'10"

Carpeted flooring.

Outside - Front

90ft front driveway with private aspect towards the Comber Greenway, seating area, mature hedging and ample space for parking.

Outside - Rear

75ft rear garden which due to size benefits from the sun throughout the day. Includes boiler house with plumbing for washing machine and tumble dryer, separate shed and area for bin storage.







CONTACT

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