

# RODGERS & BROWNE

82 Belmont Road  
East Belfast, BT4 2AP

*offers over £249,950*



## *The Owner's Perspective...*

*"82 Belmont Road has been a wonderful place to call home.*

*From cosy nights in front of the fire, to summer evenings with the BBQ lit in the spacious back garden, we have many amazing memories here.*

*We've enjoyed brunch on the Belmont Road, dinner and drinks in Ballyhackamore and jumping on the glider to the City Centre. We couldn't have asked for a better location in which to spend the last few years."*



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS





Family room



Family room



Entrance hall

### *The facts you need to know...*

A fine example of a renovated end terrace in the heart of Belmont village

Deceptively spacious with bright accommodation

Living room with feature multi fuel burner and reclaimed parquet flooring

Recently installed contemporary kitchen with handleless cupboards and integrated appliances opening into a dining area

3 bedrooms each with built in robes

Luxury shower room

Gas fired central heating

Pvc double glazing

Large rear garden and patio area with access to a paved parking area

Only a minutes walk from Belmont village and 5 minutes from Ballyhackamore each provide a wealth of amenities including cafes restaurants and boutiques to mention but a few

Belfast city centre is accessible via road and a regularly serviced bus and glider route

A fabulous home for either a first time buyer or those wishing to purchase an investment property





Luxury kitchen open to dining



Landing

*The property comprises...*

**GROUND FLOOR**

PVC double glazed door leading to:

**ENTRANCE HALL**

Ceramic tiled floor. Staircase to first floor. Under stair storage, open hanging space. Double glazed door to rear.

**FAMILY ROOM**

16' 11" x 9' 8" (5.16m x 2.95m)  
Feature multi fuel stove, oak over mantle, slate hearth, period varnished parquet flooring, cornice ceiling.

**LUXURY KITCHEN OPEN TO DINING**

16' 10" x 8' 6" (5.13m x 2.59m)  
Extensive range of high and low level handleless units, under unit lighting, marble effect worktops, four ring ceramic hob with extractor above, integrated oven, fridge freezer, dishwasher, single drainer sink unit and mixer tap, part tiled walls, ceramic tiled floor, low voltage lighting.





Bedroom 2

First Floor

Access to roofspace with Slingsby ladder.

MAIN BEDROOM

16’ 0” x 7’ 11” (at widest points) (4.88m x 2.41m)  
Including wardrobe, cornice ceiling.

BEDROOM (2)

10’ 11” x 8’ 8” (3.33m x 2.64m)  
Including built-in wardrobe, concealed gas boiler.

BEDROOM (3)

9’ 8” x 8’ 3” (2.95m x 2.51m)  
Including built-in wardrobe.

LUXURY SHOWER ROOM

8’ 7” x 5’ 6” (2.62m x 1.68m)  
Double shower cubicle with thermostatically controlled shower unit, over drencher and telephone shower, low flush wc, wall mounted sink unit with mixer tap and cupboard below, wall hung backlit mirror, ceramic tiled floor, fully tiled walls, tongue and groove ceiling, low voltage lighting.

Outside

Fully enclosed rear garden laid in lawns, mature shrubs, patio area and path leading to paved driveway.

To the front is a garden laid in lawns.

Outside light. Outside tap. Shed.



Luxury shower room



Main bedroom



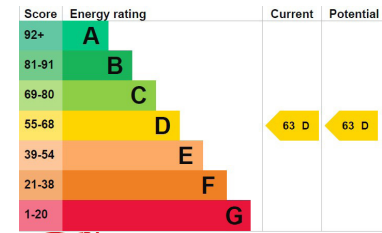
Bedroom three



Rear garden

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?	X		
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?	X		

ENERGY EFFICIENCY RATING (EPC)



**STAMP DUTY** From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: TBC

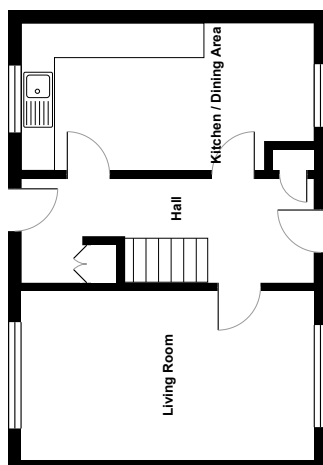
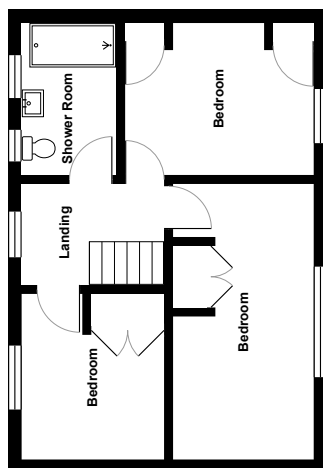
**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 is £863.30

**VIEWING:** By appointment with **RODGERS & BROWNE**.



*Location: Travelling from Belmont Village toward the Campbell roundabout continue for 500 yards and No 82 will be on your left hand side behind the verge*



Total Area: 80.2 m<sup>2</sup> ... 863 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**Sales  
Lettings  
Property Management**

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#### *Disclaimer*

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

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