



## 8 BELMONT PARK

BELFAST BT4 3DU

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*Offers Over*

**£440,000**



SEMI-DETACHED | 3  | 3  | 3 

This stunning semi-detached property has been beautifully updated and maintained by its current vendors creating a comfortable and stylish home yet retaining all the charm and character of its era.

## KEY FEATURES

Stunning Semi-Detached Property located in the heart of Belmont Village  
Retaining Much of its Original Character and Charm  
Beautifully Maintained Accommodation Throughout  
Lounge with Brick Fireplace and bay Window  
Separate Dining Room with Brick Fireplace and Feature Built in Seating Area  
Modern Fitted Kitchen open to Extended Living / Dining Space and Office Area with Feature Vaulted Ceiling  
Three Well Proportioned Bedrooms  
Fully Floored Roofspace  
Modern Bathroom with White Suite on First Floor, Wet room to the Ground Floor  
Pvc Double Glazed Throughout (except Garage)  
Gas Heating  
Garage Conversion to Studio/Office with Kitchenette and Shower Room (current short term let achieving £650 per month including energy bills)  
Mature Rear Garden with Excellent Degree of Privacy, An Ideal Area for Entertaining  
Driveway for Off-Street Parking  
Walking Distance to Both Ballyhackamore and Belmont Villages and a Range of Local Schools





ROOM DETAILS

ENTRANCE

Covered Entrance Porch:

GROUND FLOOR

Reception Hall:

Lounge:

14'3" x 12'3"

Dining Room:

15'7" x 12'3"

Kitchen:

15'1" x 8'5"

Living / Dining:

25'10" x 15'6"

Rear Hall:

Wet Room:

FIRST FLOOR

First Floor Return:

Bathroom:

First Floor Landing:

Bedroom One:

14'3" x 12'3"

Bedroom Two:

12'3" x 10'5"

Bedroom Three:

7'5" x 6'0"

ROOF SPACE

Roof Space:

14'10" x 9'10"

OUTSIDE

Outside:

CONVERTED

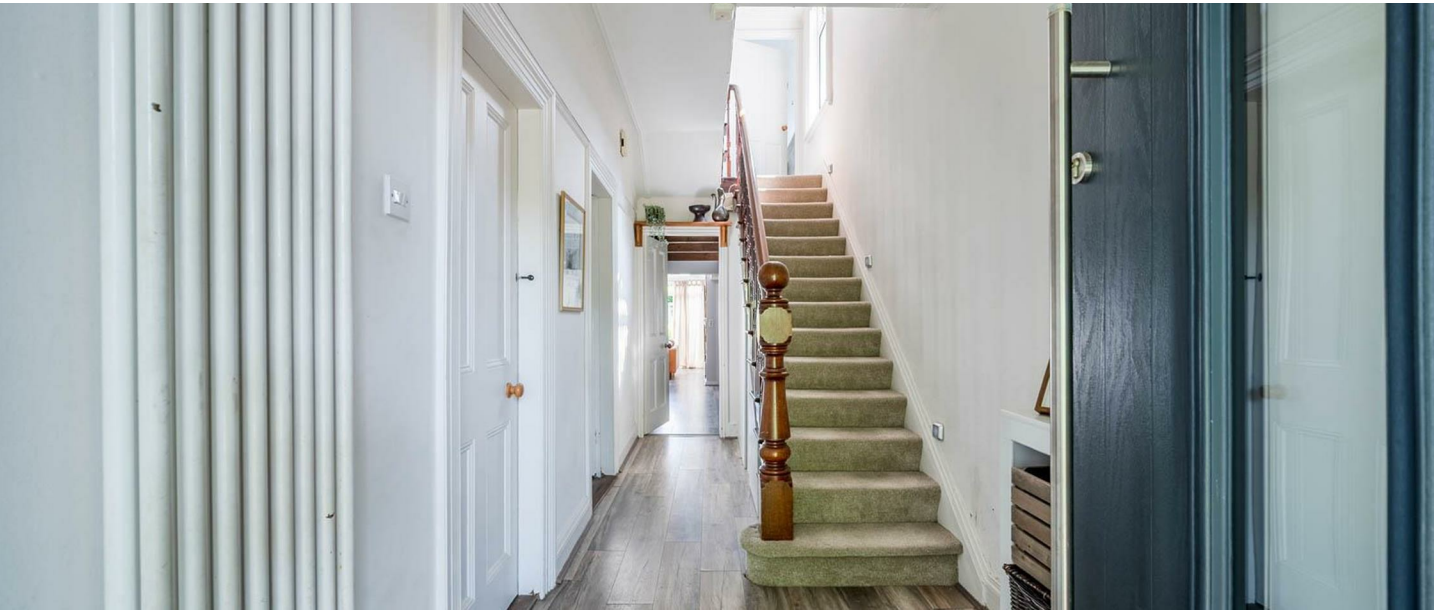
GARAGE

Studio / Office:

15'9" x 9'5"

Shower Room:

Rear Hall:





## DIRECTIONS

*Belmont Park runs between Belmont Church Road and Belmont Road. No 8 is on the left hand, when accessing it from Belmont Road entrance.*



## 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Scan QR code for more details and to arrange a viewing.

## OUR BRANCHES

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