



82 KINGS ROAD

BELFAST BT5 6JN

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*Offers Around*

**£525,000**



BUNGALOW | 3  | 1  | 1 

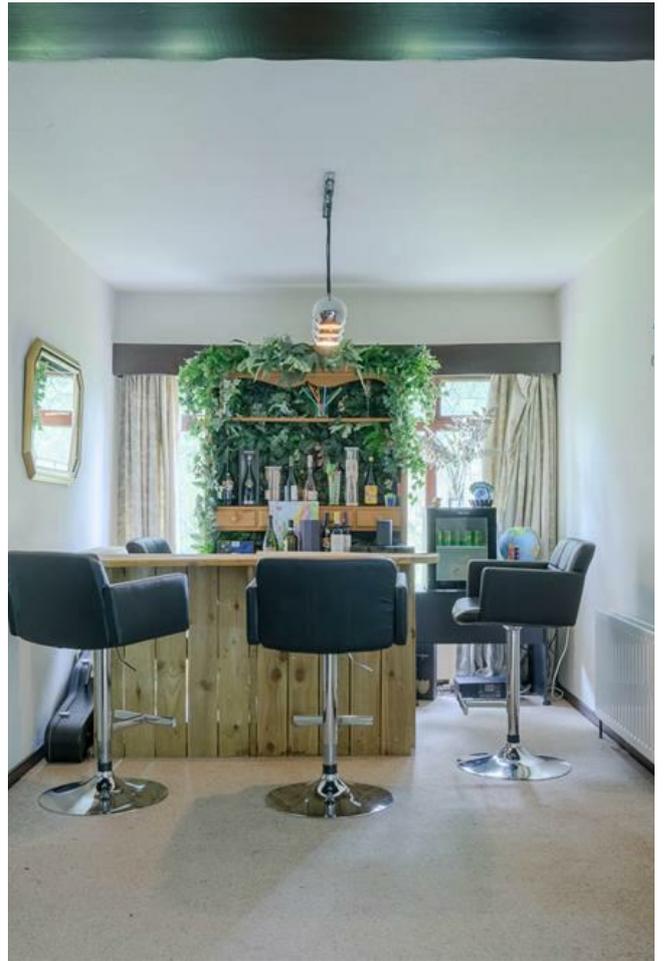
Set well back from the Kings Road behind mature trees and a long private driveway, this charming three-bedroom detached bungalow offers a rare chance to secure a uniquely designed home on a generous, secluded site in one of East Belfast's most desirable residential settings. Featuring a distinctive stone-fronted façade, arched entrance porch and impressive kerb appeal, the property combines individuality, privacy and excellent potential for modernisation or extension (subject to approvals).

Perfectly located for leading schools, Ballyhackamore, Dundonald and major commuter routes, this distinctive bungalow represents an exceptional opportunity for buyers seeking space, privacy and potential in a highly regarded residential area.



## KEY FEATURES

- A charming three-bedroom detached bungalow located on the prestigious Kings Road, in East Belfast, notable for its distinctive stone-fronted façade and elegant architectural detailing, offering a rare blend of character, individuality and kerb appeal.
- The arched entrance porch introduces the home with style and presence, enhancing the exterior aesthetic.
- The spacious single-level layout provides an impressive footprint, offering comfortable living with excellent potential for modernisation or extension (subject to statutory approvals).
- A large open-plan reception area forms the heart of the home, featuring exposed ceiling beams, expansive window space and generous proportions ideal for both relaxation and entertaining.
- A striking stone fireplace with integrated wood-burning stove creates a warm and inviting focal point, adding texture, charm and a cosy atmosphere to the main living space.
- The dining area seamlessly connects to the reception space, with room for family gatherings, while a further adaptable reception room is currently arranged as a home office, supporting contemporary living and flexible use.
- The well-proportioned kitchen benefits from lovely garden views and is fitted with modern cabinetry, and a convenient breakfast bar, making it a practical and sociable cooking environment.
- Three bedrooms are thoughtfully positioned to offer privacy and tranquillity, each enjoying views over mature greenery and natural light throughout the day.
- The family bathroom is finished with contemporary tiling.
- Externally, the home is enveloped by beautifully mature gardens, including sweeping lawns, established shrubs, and multiple seating areas that provide peaceful outdoor living and exceptional privacy.
- A wide paved terrace offers a perfect setting for outdoor dining and entertaining, while the generous plot size, large driveway and attached garage with store and utility room, all contribute to excellent scope for future enhancements and practical day-to-day convenience.



## ROOM DETAILS

### ENTRANCE

*Detached Covered  
Entrance Porch:*

### GROUND FLOOR

*Spacious Reception  
Hall:*

### Lounge:

23'4" x 17'6" at widest  
points

### Dining Area:

13'8" x 11'5"

### Snug:

13'8" x 9'6"

### Kitchen:

13'8" x 12'3" at widest  
points

### Bathroom:

### Bedroom Two:

11'5" x 10'0"

### Principal Bedroom:

16'9" x 11'4"

### Bedroom Three:

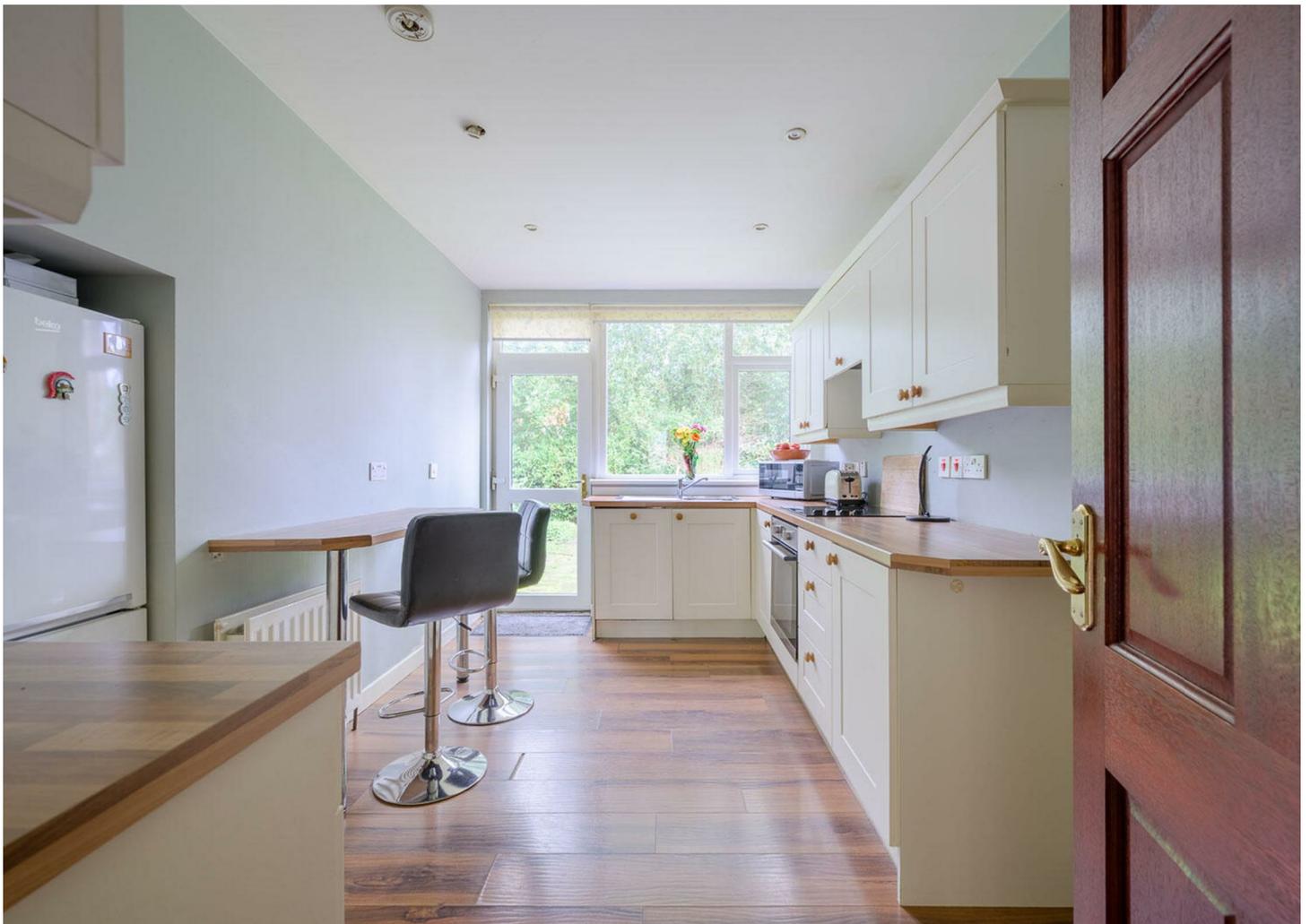
11'0" x 8'5"

### Roofspace:

### OUTSIDE

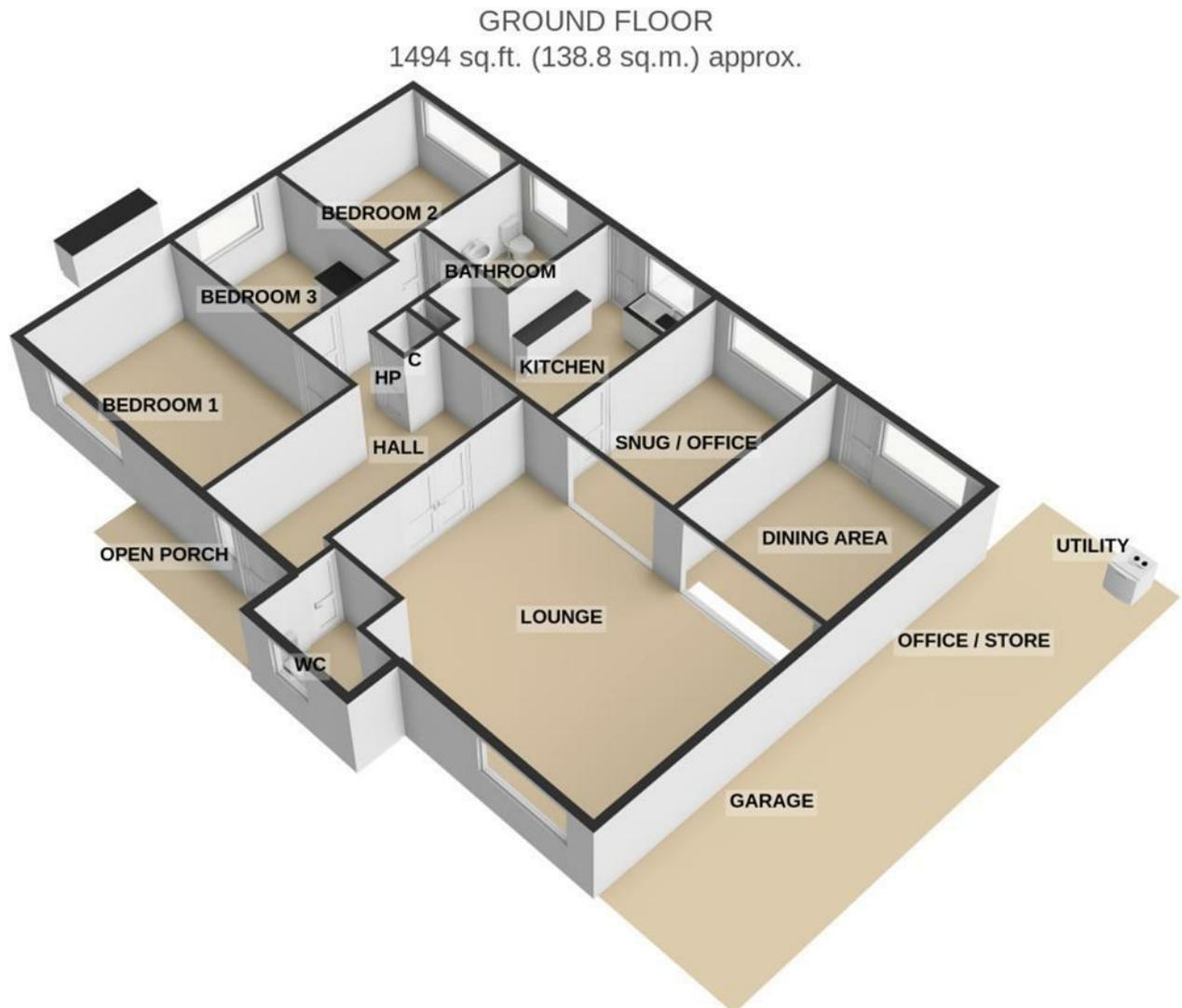
*Enclosed Rear  
Garden:*

*Garage:*





## FLOOR PLANS



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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## DIRECTIONS

*Travelling through Ballyhackamore on the Upper Newtownards Road, turn right at the Knock traffic lights onto Knock Road. At the next set of traffic lights, turn right onto Kings Road. Number 82 is located on the right 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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