



56 KINGSDALE PARK

Belfast BT5 7BZ

Offers Over

£330,000



SEMI-DETACHED | 3  | 2  | 2 

Step into this beautifully extended semi-detached home, where timeless charm meets modern living.

KEY FEATURES

- Stunning Semi-Detached Property Located Just Off the Kings Road in Cherryvalley Area, Extended and Modernised by the Current Owner
- Front Living Room with Open Fire and Bi-Folding Doors
- Superb Open Plan Lounge / Dining / Kitchen Area with Many Integrated Appliances and Stunning Outlook Over Extensive Rear Garden
- Downstairs WC and Cloaks Space
- Three Well Proportioned Bedrooms, All with New England Style Shutters
- Contemporary White Bathroom with 4 Piece Suite
- Gas Heating
- uPVC Double Glazing Throughout, Including Detached Garage
- Detached Garage with Utility Area
- Impressive Rear Garden, Laid in Lawn with Paved Patio Areas and Timber Pergola with Solid Roof Ideal for Outdoor Entertaining and Children at Play



ROOM DETAILS

ENTRANCE

Covered Front Porch:

GROUND FLOOR

Reception Hall:

WC:

Living Room:

11'10" X 10'10"

Open Plan

Lounge/Kitchen/Dining

Area:

21'3" x 19'4"

FIRST FLOOR

First Floor Return:

First Floor Landing:

Bedroom One:

11'10" x 10'9"

Bedroom Two:

10'11" x 10'9"

Bedroom Three:

8'7" x 8'5"

Bathroom:

OUTSIDE

Outside:

Detached Garage:

18'8" x 9'0"



DIRECTIONS

Travelling along Kings Road heading towards Kings Square, Kingsdale Park is the fourth turn on the left, opposite the bottom of Gilnahirk Road. Follow the road round to the right and number 56 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
		EU Directive 2002/91/EC

OUR BRANCHES

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