



## 49 SHANDON PARK

Belfast BT5 6NX

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*Offers Over*

**£625,000**



## DETACHED HOUSE | 4 | 3 | 3

This deceptively spacious family home is located in an enviable location off the Knock Road in East Belfast and is within easy reach of the main arterial routes and Belfast's outer ring. Number 49 combines period character with contemporary living, truly a property that can only be fully appreciated upon internal inspection.

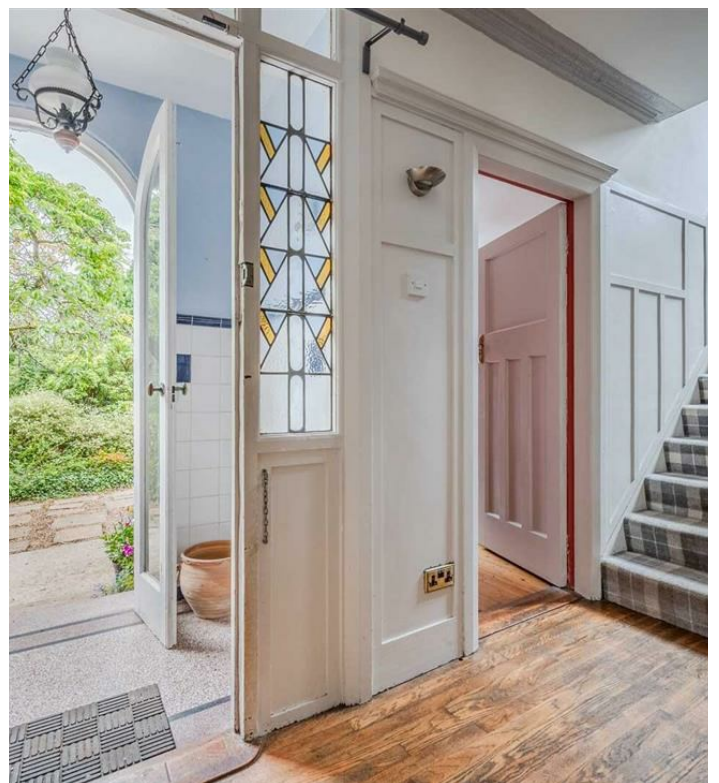
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Offering bright and spacious accommodation throughout, on the ground floor, the property comprises of a reception hall, downstairs cloaks and shower room, family room, separate lounge with bow window, modern fitted kitchen with range of integrated appliances, open plan to ample dining and living space, and a separate utility room. To the first floor, there are four well-proportioned bedrooms, principal with modern ensuite shower room and built in robes, a luxurious family bathroom with white suite. The property further benefits from gas heating, uPVC double glazing throughout and a two floored roof spaces, excellent for storage.

Externally, the property benefits from a driveway for ample off-street parking. To the rear is a superb garden in lawn with feature raised decking area and paved patio area. Mature trees, shrubs and hedging complete this wonderful outside area.

Shandon Park is one of the most desirable addresses which offers ease of access for the city commuter and is within walking distance to the vibrant village of Ballyhackamore with its range of local amenities including restaurants and boutiques. The property also lies within the catchment area to a range of the country's most prestigious schools and close access to Comber and Connswater Greenways as well as Shandon Park Golf Club.

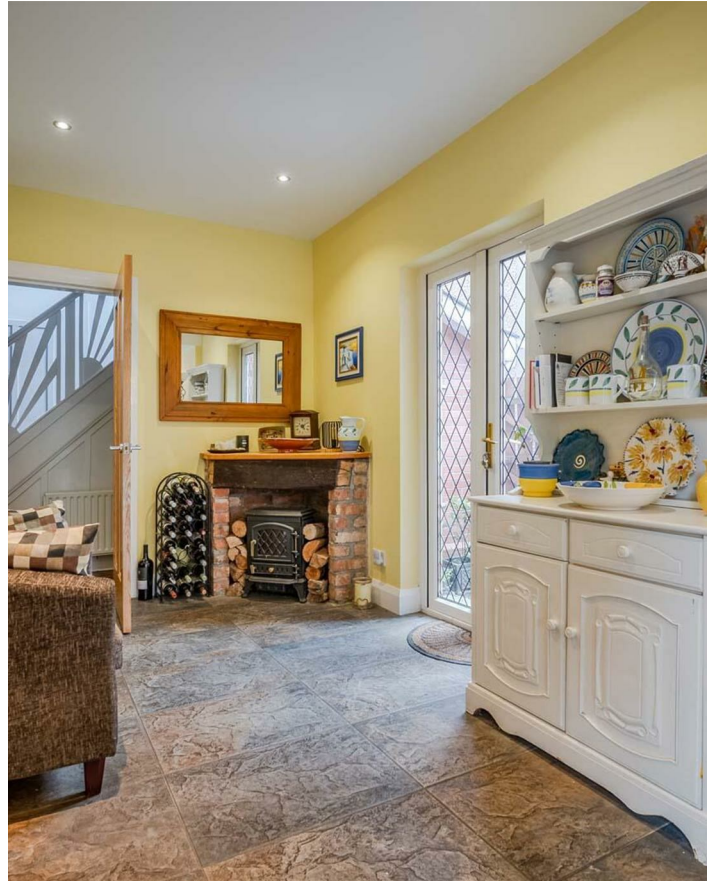
Properties of this calibre rarely present themselves to the open market we therefore recommend viewing at your earliest convenience.





## KEY FEATURES

- Superb Extended Detached Family Residence off Knock Road in East Belfast
- Occupying a Mature Private Site
- Within Walking Distance of Ballyhackamore Village and Cherryvalley
- Retaining Many Original Features Such as Cornice Ceilings, Picture Rails and Wood Panelled Walls
- Bright and Spacious Accommodation Throughout
- Lounge with Bow Window
- Separate Family Room
- Downstairs Shower Room
- Bespoke Fitted Kitchen with Excellent Storage and Range of Integrated Appliances, Open Plan to Ample Living and Dining Space
- Separate Utility Room
- Four Well Proportioned Double Bedrooms, Principal with Ensuite Shower Room and Built-in Robes
- Luxurious Family Bathroom with Four Piece White Suite
- Tarmac Driveway with Ample Off-Street Parking
- Superb Rear Garden with Southerly Aspect Laid in Lawns, with Feature Raised Decking Area and Paved Patio Areas, Surrounded by Mature Trees and Hedging
- Floored Roof Space, Excellent Storage
- uPVC Double Glazing Throughout
- Gas Fired Central Heating with unvented cylinder. Boiler replaced in March 2025.





ROOM DETAILS

|                          |                    |                               |
|--------------------------|--------------------|-------------------------------|
| ENTRANCE                 | Open Plan          | Bedroom Two:                  |
| GROUND FLOOR             | Kitchen/Dining     | 14'9" x 13'4"                 |
| Covered Porch:           | Area:              | Bedroom Three:                |
| Spacious Reception Hall: | 20'1" x 15'6"      | 15'1" x 10'0"                 |
| Shower Room:             | Snug Area:         | Bedroom Four:                 |
| Living Room:             | 13'3" x 7'11"      | 11'8" x 11'4"                 |
| 15'1" x 13'3"            | Utility Room:      | Contemporary Fitted Bathroom: |
| Lounge:                  | 12'4" x 6'11"      | OUTSIDE                       |
| 14'9" x 14'7"            | FIRST FLOOR        | Side Courtyard:               |
|                          | Gallery Landing:   | Outside:                      |
|                          | Roofspace:         |                               |
|                          | Principal Bedroom: |                               |
|                          | 16'0" x 9'2"       |                               |
|                          | En Suite Bathroom: |                               |





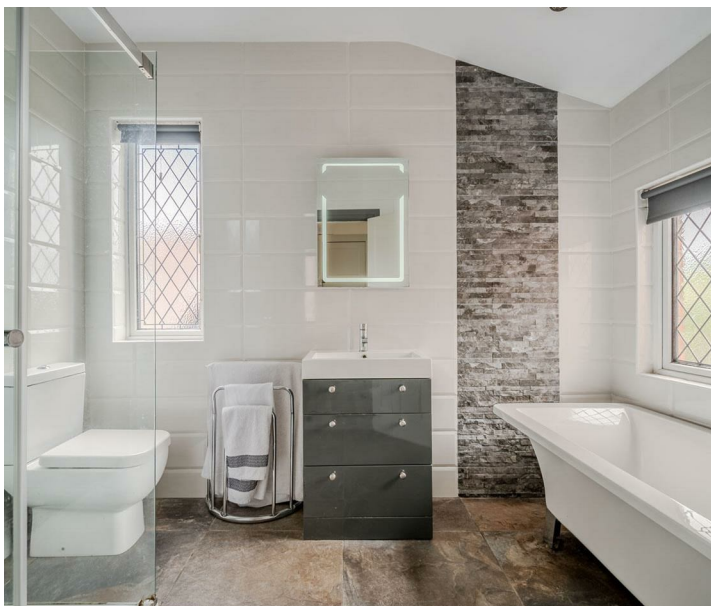


FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

*Travelling along the Knock carriageway in the direction of Ballyhackamore, turn right on to Shandon Park just after the lights. No 49 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                                   | 55      | 63                      |
| (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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