



10 THORNHILL DRIVE

BELFAST BT5 7AW

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*Offers Over*

**£299,950**



DETACHED | 3  | 1  | 2 

Set in the ever-popular and well-established Thornhill Drive, just off the Upper Newtownards Road in the Stormont area, this attractive 3-bedroom detached home presents a rare opportunity to secure a spacious property in a highly sought-after location.

## KEY FEATURES

- Attractive And Well-Proportioned Red Brick Detached Residence Located in the Ever-Popular Thornhill Drive, Just Off the Upper Newtownards Road in the Desirable Stormont Area of East Belfast
- Boasting Classic Period Charm with Beautiful Bay Windows, Symmetrical Façade, And Traditional Architectural Details That Enhance the Overall Kerb Appeal of the Property
- Spacious And Flexible Accommodation Throughout, Including A Generously Sized Lounge, Separate Dining Room, And Three Well-Proportioned Bedrooms Perfectly Suited to Family Living
- Retains A Range of Appealing Original Features That Could Be Enhanced Through Sympathetic Modernisation, Offering the Ideal Opportunity for Buyers to Personalise Their New Home
- PVC Double Glazing Throughout and Gas-Fired Central Heating System
- Detached Garage to the Rear of the Property, Providing Secure Off-Street Parking, Additional Storage, Or Potential Workshop Space
- Enclosed And Private Rear Garden Laid in Brick Paving, Creating A Low-Maintenance Outdoor Space Ideal for Entertaining, Relaxing, Or Al Fresco Dining in a Quiet Setting



## ROOM DETAILS

### ENTRANCE

Entrance Porch:

### GROUND FLOOR

Entrance Hall:

Downstairs WC:

Lounge:

12'11" x 11'7"

Dining Room:

12'10" x 11'7"

Fitted Kitchen:

16'0" x 8'5"

Stairs to First Floor

Landing:

### FIRST FLOOR

Landing:

Bathroom:

Bedroom One:

12'11" x 11'7"

Bedroom Two:

12'10" x 11'7"

Bedroom Three:

8'4" x 7'7"

### SECOND FLOOR

Third Floor Landing:

Attic Room:

11'11" x 11'1"

### OUTSIDE

Outside:

Detached Garage:

17'1" x 10'6"



DIRECTIONS

Travelling from Ballyhackamore village, in the direction of Dundonald along the Upper Newtownards Road, Thornhill Drive is located on the right-hand side just after the traffic lights. Number 10 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 |         |                         |
|                                             | 71      | 76                      |
| Northern Ireland                            |         | EU Directive 2002/91/EC |

OUR BRANCHES

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