



94 OLD HOLYWOOD ROAD

BELFAST BT4 2HP

Offers Over

£625,000



DETACHED

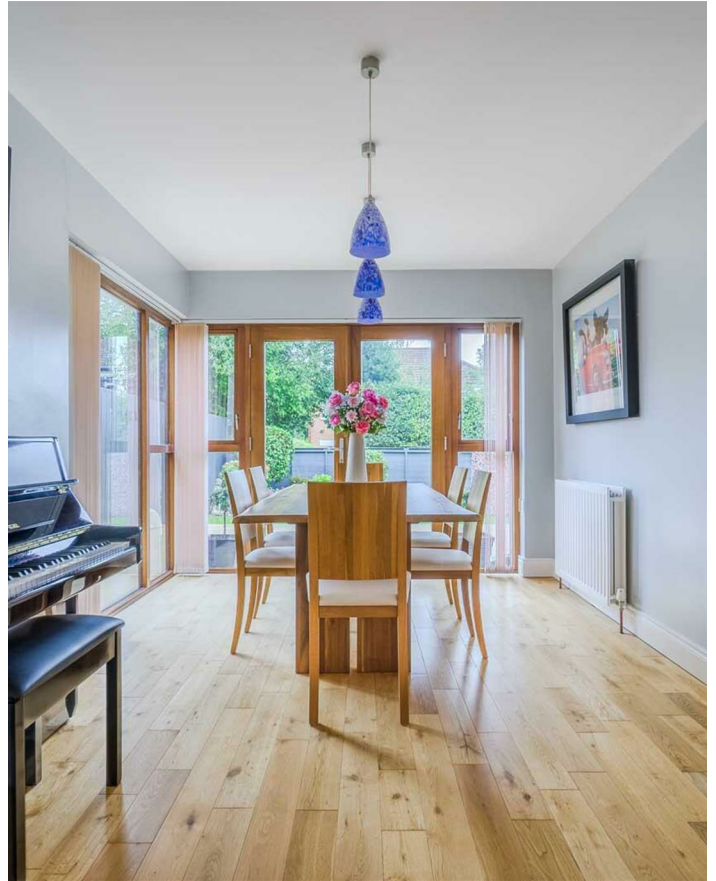
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Located in the heart of Belmont, this impressive and tastefully extended detached family home offers spacious, flexible living in one of East Belfast's most desirable residential areas. Just a short distance from top local schools, Holywood, Belmont and Ballyhackamore villages, and main commuter routes to Belfast City Centre, this is a perfect turnkey home for the modern family.



KEY FEATURES

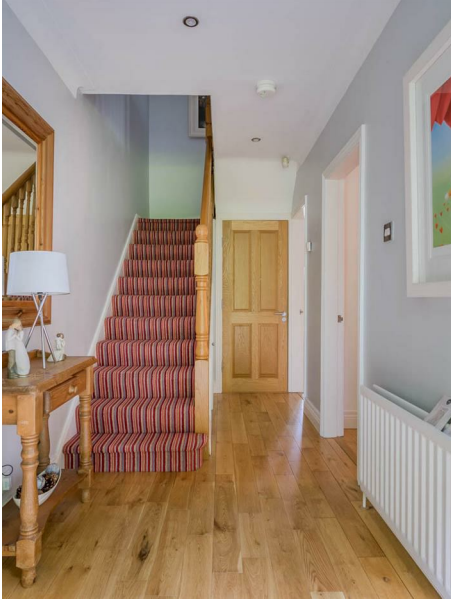
- Spacious and Beautifully Extended 4-bedroom Detached Family Home
- Located in the Highly Sought-after Belmont area of East Belfast
- Generous Open-Plan Kitchen, Dining and Family Room with Modern Finishes and Garden Access
- Bright Separate Living Room to the Front of the Property
- Additional Lounge Open to Formal Dining Area, Ideal for Entertaining
- Four well-proportioned bedrooms, Principal with Dressing Room and En Suite Shower Room
- Stylish family bathroom with contemporary fittings
- Convenient Ground Floor WC, Utility Room and Office/Study
- Enclosed rear garden, perfect for children, pets, or outdoor relaxation
- Private driveway for Ample Off-Street Parking
- Gas Heating and Double Glazing
- Underfloor Heating to Parts of Ground Floor
- Heatmiser Neo Hub System
- Close to leading Primary and Post Primary Schools
- Excellent location with easy access to Holywood, Belmont & Ballyhackamore amenities and transport links to Belfast City Centre



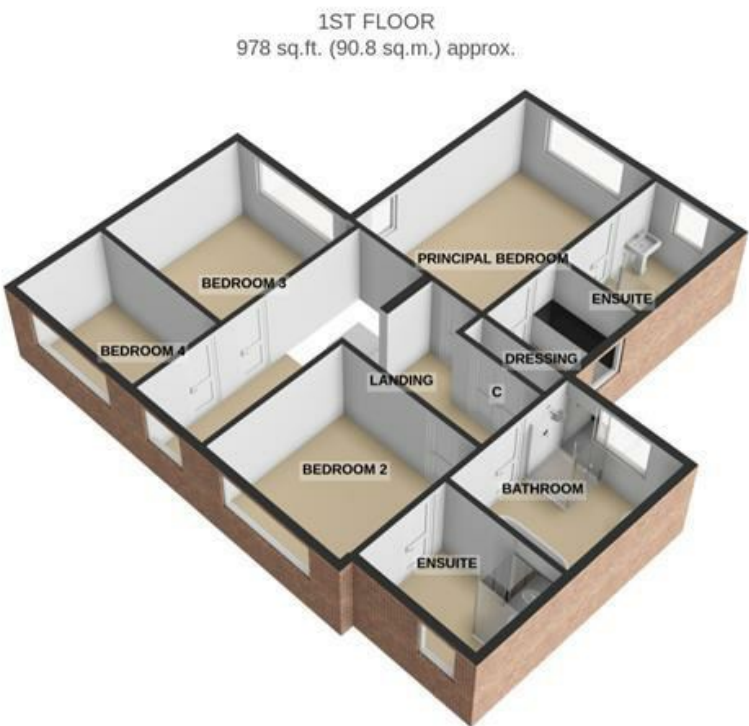
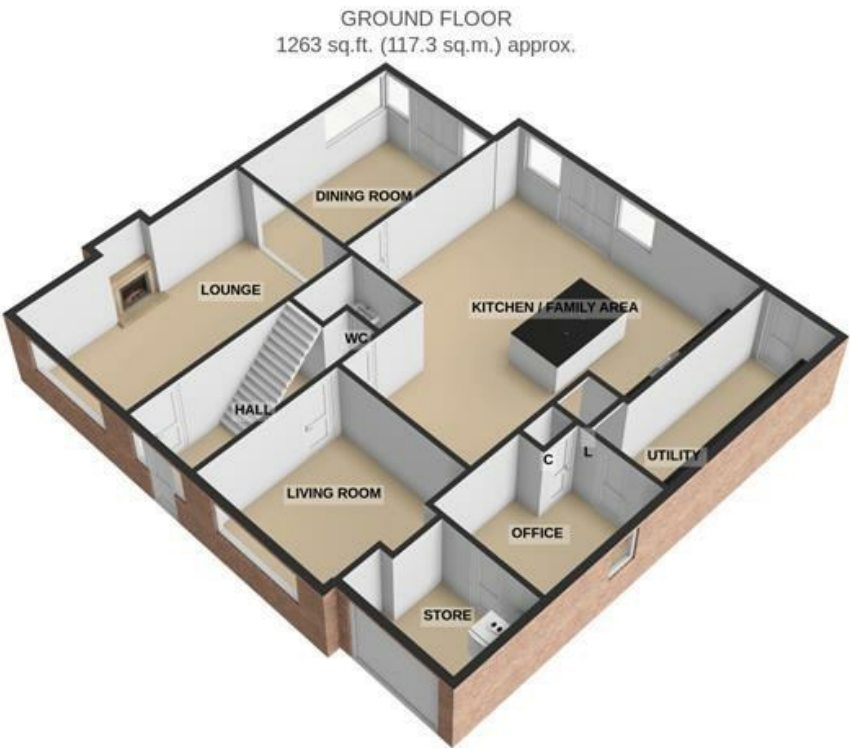
ROOM DETAILS

ENTRANCE	Open Plan Modern	Dressing Room:
GROUND FLOOR	Kitchen/Family/Dining Area:	6'7" x 6'8"
Entrance Hall:	23'3" x 21'1" at widest points	En Suite:
WC:	Utility Room:	Bedroom Two:
Living Room:	Study	11'2" x 11'2"
12'3" x 11'7"	10'4" x 9'1"	En Suite:
Lounge:	Store:	Bedroom Three:
18'6" x 12'3"	Stairs to First Floor	11'6" x 11'2"
Dining Room:	Landing:	Modern Bathroom:
13'10" x 10'5"	FIRST FLOOR	Bedroom Four:
	Bedroom One:	11'2" x 7'9"
	16'4" x 11'2"	OUTSIDE
		Outside:





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 along the Old Holywood Road in the direction of Holywood, take the first left after Cairnburn Road. No 94 is 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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