



63 KINGSDALE PARK

Belfast BT5 7BZ

Offers Around

£235,000



SEMI-DETACHED | 3  | 1  | 1 

We are delighted to bring to the market this three-bedroom semi-detached property located just off the Kings Road in East Belfast.

KEY FEATURES

- Three Bedroom Semi Detached Property Located Just off the Kings Road in East Belfast
- Priced to Allow for Modernisation
- Porch Leading to Spacious Hallway
- Open Plan Living and Dining Room
- Fitted Kitchen
- Downstairs WC
- Three Well Appointed Bedrooms
- Fitted Shower Room with White Suite and Separate WC
- Front and Rear Gardens, Ideal for Outdoor Entertaining and Children at Play
- Detached Garage
- Off Street Parking for One to Two Cars
- Oil Fired Central Heating
- UPVC Double Glazing Throughout
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended



ROOM DETAILS

ENTRANCE

Front Door:

Porch Area:

GROUND FLOOR

Reception Hall:

Downstairs WC:

Open Plan Living /

Dining:

22'11" x 10'10"

Kitchen:

10'5" x 8'10"

Stairs to First Floor

Landing:

FIRST FLOOR

Shower Room:

Separate WC:

Bedroom One:

11'11" x 10'10"

Bedroom Two:

11'0" x 10'10"

Bedroom Three:

8'10" x 8'0"

OUTSIDE

Detached Garage:

Outside:



DIRECTIONS

Travelling along the Kings Road in the direction of Dundonald, turn left on to Kingsdale Park after the lights. Continue along the road round the bend then turn left. Number 63 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	37	84
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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