



23 KINGSDALE PARK

Belfast BT5 7BY

Offers Over

£260,000



SEMI-DETACHED | 3 | 1 | 1

This well-presented semi-detached home offers bright, comfortable living in one of East Belfast's most sought-after residential areas.

KEY FEATURES

- Attractive Semi-Detached Home Situated in the Highly Desirable Kingsdale Park Development, Just off Kings Road in East Belfast, Offering a Superb Blend of Comfort, Style, and Convenience.
- Well Presented Accommodation Throughout, Providing a Bright and Inviting Atmosphere Ideal for Modern Family Living or Those Seeking to Downsize in a Prime Residential Setting.
- Welcoming Entrance Hall Leading to a Spacious Reception Room, Enjoying Excellent Natural Light and Versatile Layouts Suitable for Relaxing or Entertaining Guests.
- Fitted Kitchen with Access to Rear Garden
- Three Well Proportioned Bedrooms
- Contemporary Family Shower Room Boasting a Walk-In Enclosure, Modern Sanitary Ware, Mosaic Tiling, and Chrome Fittings, Finished to a High Standard of Specification.
- Additional Ground-Floor Cloakroom with WC Providing Practicality and Convenience for Modern Family Life and Visiting Guests.
- Private and Enclosed Rear Garden with Mature Boundary Hedges, Lawn, and Paved Patio Area, Offering an Ideal Setting for Outdoor Dining and Relaxation.
- Detached Garage and Driveway Providing Excellent Off-Street Parking, Together with a Neatly Maintained Front Garden



ROOM DETAILS

ENTRANCE

Entrance Porch:

GROUND FLOOR

Spacious Entrance
Hall:

Lounge Open to
Dining Room:
22'8" x 10'11"

Fitted Kitchen:
10'5" x 8'7"

Downstairs WC:

Stairs to First Floor
Landing:

FIRST FLOOR

Bedroom One:
11'7" x 10'11"

Bedroom Two:
11'2" x 10'11"

Bedroom Three:
8'7" x 8'0"

Bathroom:

OUTSIDE

Detached Garage:

Driveway and
Gardens:



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 23 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	61	66
(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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