



## 51 GARNERVILLE PARK

Belfast BT4 2NY

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*Offers Over*

**£215,000**



HOUSE - SEMI-  
DETACHED  
Add Text Here

| 3  | 1  | 2 

KEY FEATURES

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ROOM DETAILS

ENTRANCE

Front Door:

GROUND FLOOR

Spacious Reception Hall:

Downstairs WC:

Front Lounge:  
12'8" x 11'7"

Kitchen:

9'5" x 7'4"

Open Plan to Living and Dining:

12'8" x 10'6"

Stairs to First Floor Landing:

FIRST FLOOR

Roofspace:

Family Bathroom:

Bedroom One:

12'8" x 10'6"

Bedroom Two:

12'8" x 10'6"

Bedroom Three:

9'0" x 7'4"

OUTSIDE

Outside:

Detached Garage:



DIRECTIONS

Travelling along the Outer Ring in the direction of Hollywood Road, turn right on to Garnerville Drive. Turn left and continue along Garnerville Drive. Turn right on to Garnerville Park. Number 51 is located at the end of the cul-de-sac 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 |  |                            |                                                                                       |
|                                             |  | 69                         | 81                                                                                    |
| Northern Ireland                            |  | EU Directive<br>2002/91/EC |  |

OUR BRANCHES

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