



66 SHANDON PARK

Belfast BT5 6NY

Offers Over

£475,000



SEMI-DETACHED | 4 | 1 | 2

Located in one of East Belfast's most prestigious and tree-lined avenues, this beautifully presented four-bedroom semi-detached home offers a refined blend of period character and contemporary style. Set back from the road with excellent kerb appeal and a generous driveway, the property welcomes you through a bright and elegant hallway with decorative panelling and herringbone flooring.

The two reception rooms provide versatile living space, including a charming front lounge with bay window and feature fireplace, and a second reception/dining room overlooking the garden. The heart of the home is the stunning bespoke kitchen, thoughtfully designed with traditional cabinetry, quality integrated appliances, open shelving, and direct access to the rear garden.

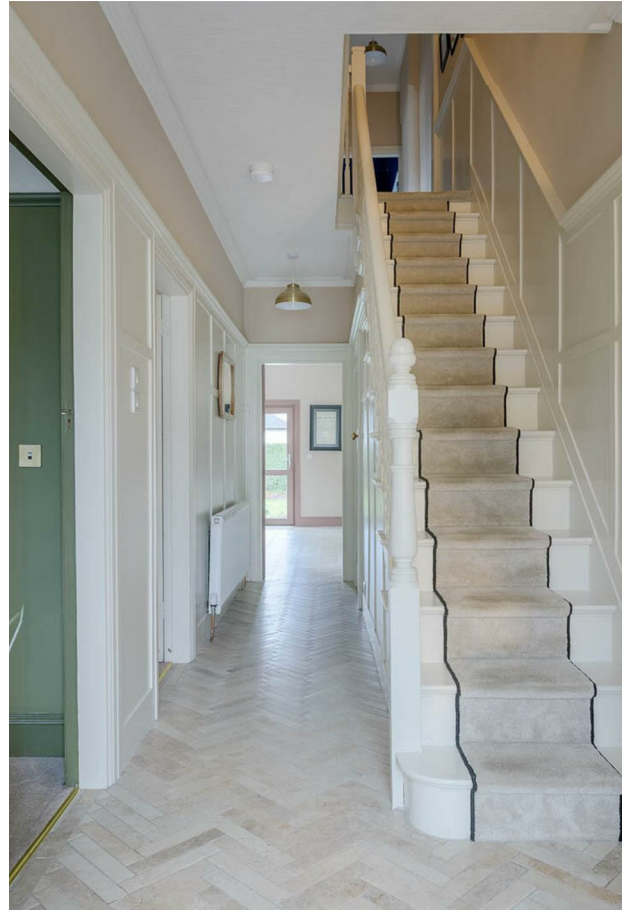
Upstairs, four well-proportioned bedrooms are finished in calm, stylish décor, with the principal bedroom enjoying a wide bay window and excellent natural light. The contemporary family shower room has been beautifully updated with a large walk-in shower, modern fixtures, and terrazzo-style flooring.

Outside, the impressively long rear garden offers privacy, mature planting, and plenty of space for family use or entertaining, along with useful outbuildings and side access. Ideally placed for leading schools, cafés, transport links, and Shandon Park Golf Club, this is a rare opportunity to acquire a thoughtfully upgraded home in an exceptional location. Early viewing is strongly recommended.



KEY FEATURES

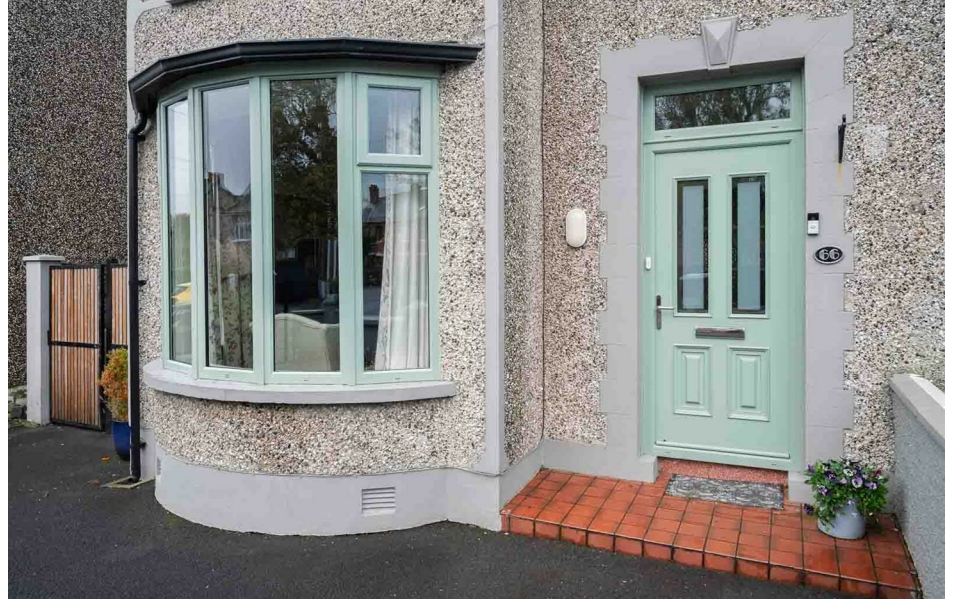
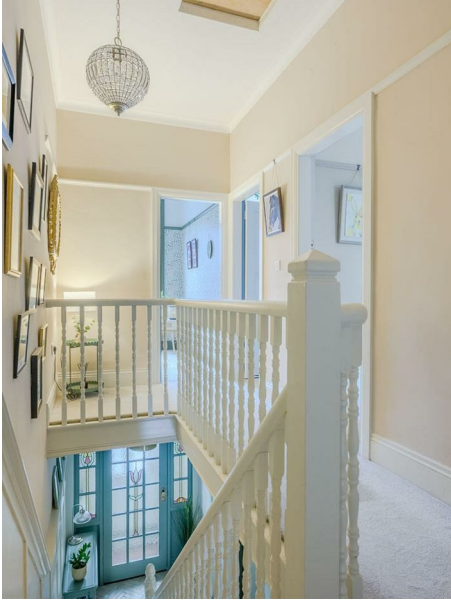
- Beautifully Presented and Renovated Four Bedroom Semi-Detached Home in the Highly Sought After Shandon Park Area of East Belfast
- Elegant Entrance Hallway Featuring Stylish Wall Panelling, Herringbone Flooring, and an Abundance of Natural Light
- Two Spacious and Versatile Reception Rooms Offering a Charming Bay-Fronted Lounge and a Bright Rear Dining/Living Space
- Stunning Bespoke Kitchen Designed in a Classic Style, Complete with Integrated Appliances, Open Shelving, and Direct Access to the Garden
- Generous Principal Bedroom Enjoying a Wide Bay Window, Thoughtfully Selected Décor, and Excellent Built-in Storage Options
- Three Additional Well-Proportioned Bedrooms Providing Ideal Space for Family Living, Guests, or a Home Office Setup
- Contemporary Family Bathroom Featuring a Large Walk-in Rainfall Shower, Modern Fixtures, and Attractive Terrazzo-Style Flooring
- Extensive and Private Rear Garden Offering a Long Lawn, Mature Hedging, and Ample Opportunity for Outdoor Dining and Play
- Useful Outbuildings and Side Access Providing Additional Storage and Practical Space for Gardening or Hobbies
- Attractive Period Features Retained Throughout, Blending Seamlessly with Tasteful Modern Enhancements and Neutral Décor
- Fully Rewired and Replumbed with New Gas Heating
- Generous Driveway Parking at the Front of the Property



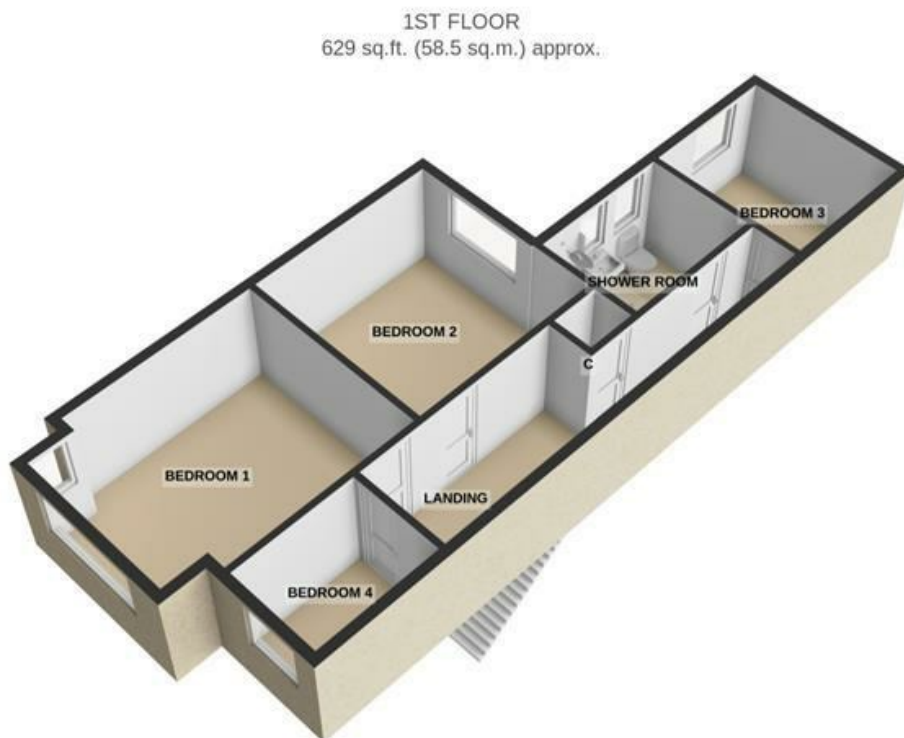
ROOM DETAILS

ENTRANCE	Stairs to First Floor	Detached Garage:
Entrance Porch:	Landing:	Outhouse:
GROUND FLOOR	FIRST FLOOR	Additional Store:
Entrance Hall:	Bedroom One:	Additional Outhouse:
Front Lounge:	14'7" x 12'1"	Outside:
14'7" x 12'1"	Bedroom Two:	
Dining Room:	12'1" x 11'11"	
12'1" x 11'11"	Bedroom Three:	
Kitchen with	9'11" x 8'7"	
Informal Dining	Bedroom Four:	
Area:	7'9" x 6'0"	
17'4" x 9'11"	Modern Shower	
	Room:	
	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 Knock carriageway in the direction of Ballyhackamore, turn right on to Shandon Park just after the lights. No 66 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		
Northern Ireland		EU Directive 2002/91/EC

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