



10 KENSINGTON GARDENS

Belfast BT5 6NP

Offers Over
£375,000



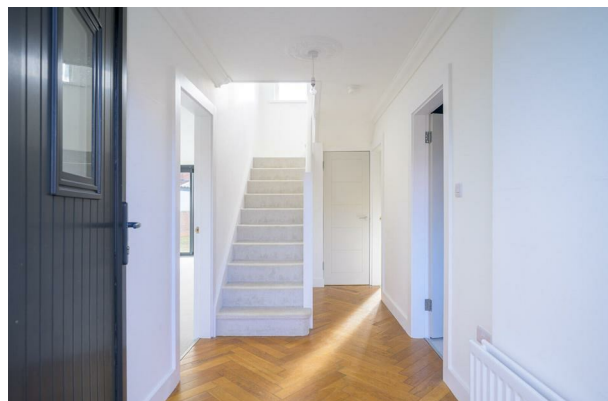
DETACHED

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We are delighted to present to the market this beautifully refurbished detached family home, ideally positioned in the highly sought-after Kensington Gardens area of Belfast.

KEY FEATURES

- Beautifully Refurbished Four Bedroom Detached Home Offering Contemporary Finishes and Spacious Interiors.
- Welcoming Entrance Hall Featuring Elegant Herringbone Wooden Flooring, Crisp White Décor, and a Bright, Airy Ambiance that Sets the Tone for the Rest of the Property.
- Two Well-Proportioned Reception Rooms Providing Flexible Living and Entertaining Spaces, Both Enjoying Excellent Natural Light and Neutral Finishes.
- Formal Living Room with a Stunning Marble Fireplace and Deep Navy Feature Wall, Creating a Sophisticated yet Inviting Atmosphere for Relaxation or Entertaining Guests.
- Superb Open Plan Kitchen and Dining Area Fitted with an Extensive Range of Units, Contrasting Black Granite Worktops, and Integrated Appliances.
- Bright Lounge Area with Dual Aspect Windows and Sliding Patio Doors Leading Directly to the Rear Garden, Ideal for Summer Entertaining and Family Gatherings.
- Four Generously Sized Bedrooms, Providing Comfortable Accommodation for the Modern Family.
- Contemporary Ensuite Featuring a White Suite with Bath, Overhead Shower, Chrome Fixtures, and Stylish Patterned Floor Tiles Adding a Touch of Character.
- Additional Shower Room with White Patterned Suite
- Enclosed Rear Garden, Perfect for Outdoor Dining or Children's Play, Complemented by a Front Lawn and Brick-Boundary Driveway.
- Attached Garage Providing Excellent Storage or Potential for Conversion, with Driveway Parking for Multiple Vehicles and Well-Maintained Grounds Enhancing the Property's Kerb Appeal.



ROOM DETAILS

ENTRANCE	Stairs to First Floor	Bedroom Three:
GROUND FLOOR	Landing:	11'0" x 10'4"
Spacious Entrance	FIRST FLOOR	Bedroom Four:
Hall:	Landing:	10'2" x 7'8" at widest points
Living Room:	Bedroom One:	Bathroom:
11'0" x 10'4"	11'6" x 10'2"	OUTSIDE
Lounge:	En Suite Bathroom:	Attached Garage:
20'7" x 11'2"	Bedroom Two:	Driveway and
Kitchen/Diner:	12'8" x 11'2"	Gardens:
17'5" x 16'1" at widest points		



DIRECTIONS

Travelling on the Outer Ring, on the Knock Road from the Knock lights, take the second left after the King's Road at the Marie Curie Centre into Kensington Road. The first on the right is Kensington Gardens and Number 10 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		
	71	71
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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