



## 9 KILMAKEE PARK

Belfast BT5 7QY

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*Offers Over*

**£180,000**



SEMI-DETACHED | 3  | 1  | 2 

Situated in the ever-popular Kilmakee Park, this three-bedroom semi-detached property offers a fantastic opportunity for buyers seeking a home to modernise and make their own.

## KEY FEATURES

- Prime Location in Popular Kilmakee Park Close to Amenities and Transport Links
- Attractive Red-Brick Exterior Offering Timeless Style and Strong Curb Appeal
- Spacious Semi-Detached Layout Ideal for Families or First-Time Buyers
- Bright Front Lounge Featuring a Large Picture Window for Natural Light
- Second Reception Room Perfect for Dining or Additional Living Space
- Rear Kitchen with Direct Garden Access and Potential for Modernisation
- Three Well-Proportioned Bedrooms Providing Comfortable Accommodation
- Family Bathroom with Practical Three-Piece Suite Ready for Updating
- Generous Enclosed Rear Garden Ideal for Outdoor Living and Play
- Neat Front Garden and Driveway
- Ample Off-Street Parking with Extra Storage in Detached Garage
- Excellent Opportunity to Modernise and Create a Personalised Home
- Oil Heating and Pvc Double Glazing
- Broadband Speed – Ultra Fast
- Chain Free





ROOM DETAILS

GROUND FLOOR	Landing:	Driveway and Garden:
Entrance Hall:	Bedroom One: 11'6" x 10'11"	
Lounge: 12'0" x 11'6"	Bedroom Two: 11'1" x 10'11"	
Dining Room: 12'10" x 11'1" at widest points	Bedroom Three: 8'6" x 7'10" at widest points	
Kitchen: 12'5" x 8'4" at widest points	Bathroom:	
FIRST FLOOR	OUTSIDE	



DIRECTIONS

Travelling along the Gilnahirk Road in the direction of Gilnahirk, go across the roundabout, turn left at Gortland Veterinary Practice onto Moyne Park, take the first right onto Gortgrib Drive, then first left onto Kilmakee Park. No 9 is 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		79
(55-68) D		
(39-54) E	44	
(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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