



22B MASSEY AVENUE

BELFAST BT4 2JT

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*Offers Around*

**£550,000**



DETACHED

| 4  | 2  | 2 

Privately positioned at the end of a long, tree-lined driveway off Massey Avenue, this exceptional split-level detached residence is one of East Belfast's most distinctive modernist homes, designed by one of Northern Ireland's most respected architects Bill McAlister. Set on a mature and secluded site, it offers impressive privacy alongside bold architectural design, warm natural materials, and expansive glazing that floods the interior with light.

With influences from world renowned Architects Frank Lloyd Wright, Le Corbusier and Mies Van Der Rohe, this unique home seamlessly blends distinctive design with a superb setting, presenting an outstanding opportunity to acquire a truly individual property in one of East Belfast's most prestigious locations.





## KEY FEATURES

- Privately Situated Beyond a Long, Tree-Lined Driveway Creating a Striking Sense of Arrival and Exceptional Seclusion from the Surrounding Area
- Beautifully Designed Split-Level Layout Offering Distinctive Architectural Flow and Seamless Transitions Between Multiple Bright, Well-Proportioned Living Spaces
- Expansive Front Glazing Providing Outstanding Natural Light and Uninterrupted Views Across the Mature, Well-Maintained Gardens
- Impressive Principal Lounge Cantilevered Over the Front Garden Featuring Double-Height Elements, Exposed Timber Beams, and a Sculptural Central Feature Wall with Open Recesses
- Generous Reception Areas Arranged to Maximise Light, Space, and Connectivity, Making the Home Ideal for Both Relaxed Family Living and Entertaining
- Warm Mid-Century Materials Including Timber Panelling, White Brickwork, and Rich Tiled Floors Preserved to Highlight the Property's Architectural Integrity
- Large, Bright Kitchen Offering Extensive Workspace, Garden Outlooks, Integrated Appliances, and Scope for Further Enhancement if Desired
- Flexible Bedroom and Study Accommodation, Many with Vaulted Ceilings and Unique Design Features That Reflect the Home's Distinctive Character
- Multiple Picture Windows, Slot Windows, and Skylights Thoughtfully Positioned to Capture Changing Light Throughout the Day
- Beautiful Mature Grounds Surrounding the Home, Providing Rolling Lawns, Established Planting, and Rare Privacy in This Highly Sought-After Location
- Prestigious Massey Avenue Setting Offering Quick Access to Belmont, Ballyhackamore, Stormont Estate, and a Selection of Leading Primary and Grammar Schools
- A Truly Individual Home Representing a Rare Opportunity to Acquire Authentic Modernist Architecture in One of East Belfast's Most Desirable Residential Areas

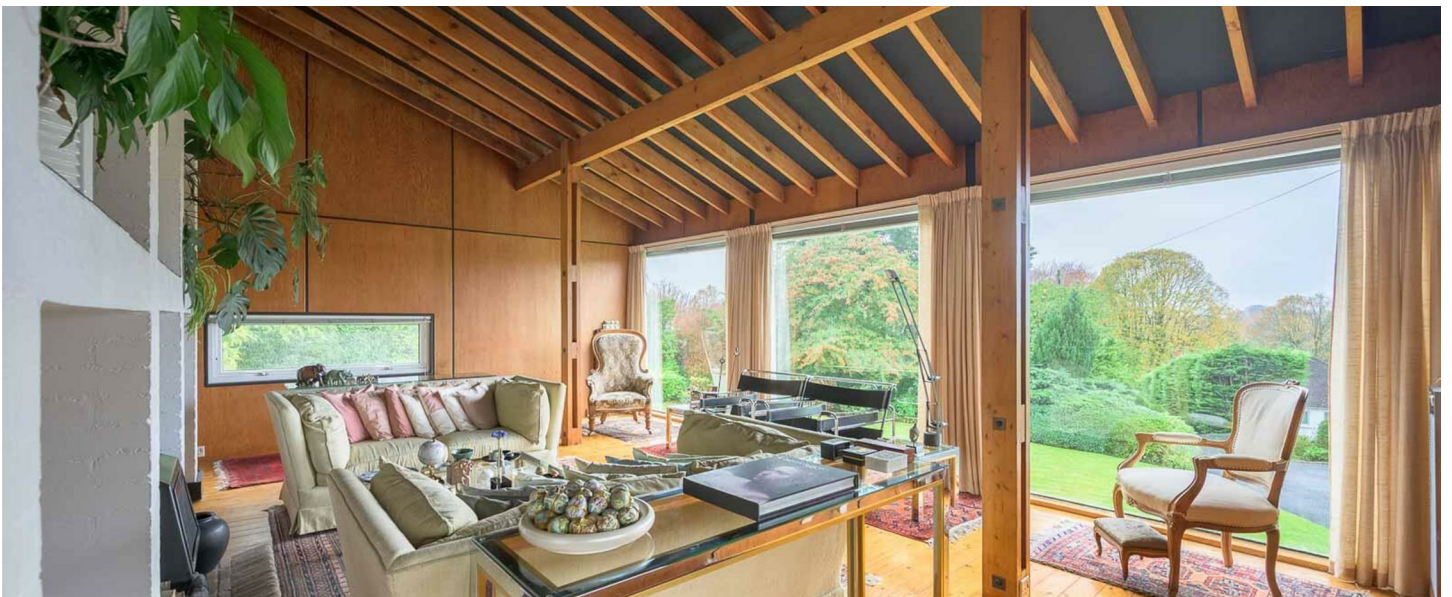


ROOM DETAILS

ENTRANCE	Utility Porch:	Bedroom Two:
GROUND LEVEL	7'4" x 6'11"	9'5" x 8'11"
Reception Hall:	Steps to Upper Level:	Principal Bedroom:
Lounge:	UPPER LEVEL	16'2" x 15'2" at widest points
21'10" x 12'11"	Bathroom:	En Suite Shower Room:
Open Tread Stairs to Lower Ground	Family Room / Bedroom Four:	WC:
Dining Room:	16'2" x 9'0"	OUTSIDE
18'4" x 8'11"	Steps to Top Level:	Driveway & Gardens:
LOWER LEVEL	TOP LEVEL	
Kitchen / Dining / Living Space:	Bedroom Three:	
16'3" x 15'2"	9'5" x 9'5"	







FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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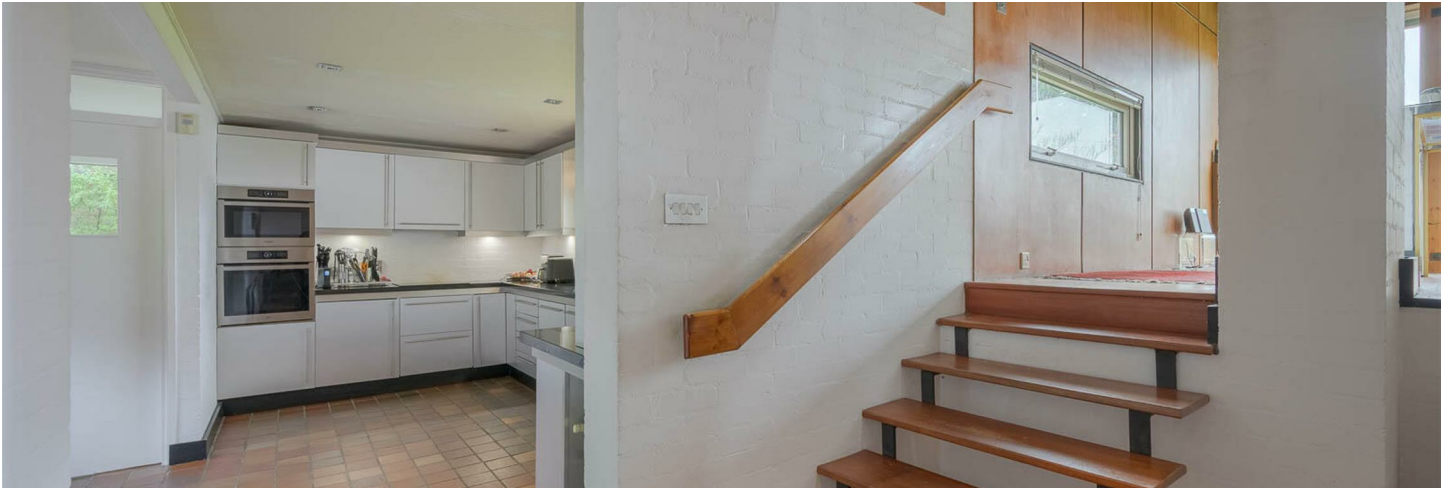




## DIRECTIONS

*Travelling along the Belmont Road towards Craigantlet, turn right on to Massey Avenue. Turn left onto the private laneway between Massey Park and Cloverhill Gardens. Number 22B is located on the right at the end of the laneway.*





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

OUR BRANCHES

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