



50 KIRKLISTON PARK

Belfast BT5 6ED

Offers Over

£380,000



SEMI-DETACHED | 4  | 1  | 2 

Set within one of Kirkliston Park's most desirable residential streets, this impressive four-bedroom semi-detached villa offers generous accommodation, charming period features, and excellent potential for modernisation.

KEY FEATURES

- Spacious and elegant principal lounge, featuring a large, curved bay window that floods the room with natural light and a traditional fireplace that creates a warm and inviting focal point.
- Second generous reception room offering excellent flexibility perfect as a family room or formal dining room
- Extended kitchen with abundant workspace and cabinetry, complemented by garden views and ample space for dining, making it a practical and functional hub with clear scope for contemporary redesign.
- Four well-proportioned bedrooms, all bright and neutrally presented, including two front-facing rooms with charming bay-style windows that enhance light and space.
- Modern, stylish shower room fitted with a large walk-in enclosure, contemporary wall finishes, and quality fixtures, providing a fresh and convenient family washroom.
- Generous rear garden, mainly laid to lawn and boasting mature planting, greenhouse accommodation, and plentiful space for landscaping, outdoor living, or potential future development.
- Appealing, elevated front garden offering privacy from the street and creating an attractive entrance framed by established hedging and planting.
- Private driveway to the side, providing valuable off-street parking and direct access to the rear garden and potential for future garage upgrades or extensions (subject to planning).



ROOM DETAILS

ENTRANCE

GROUND FLOOR

Entrance Hall:

WC:

Front Lounge:

13'8" x 13'0"

Dining Room:

13'0" x 12'7" at widest points

Extended Kitchen /

Diner:

20'6" x 9'3" at widest points

FIRST FLOOR

First Floor Landing:

Bedroom One:

13'8" x 11'6"

Bedroom Two:

13'0" x 12'7" at widest points

Bedroom Three:

8'11" x 8'4" at widest points

Bedroom Four:

9'3" x 8'6"

Shower Room:

Roofspace:

OUTSIDE

Driveway and Garden:



DIRECTIONS

Travelling along the North Road in the direction of Ballyhackamore, Kirkliston Park is on the right-hand side. No 50 is on the left hand side just after Holland Drive.



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		
	61	74
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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