



## 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:*



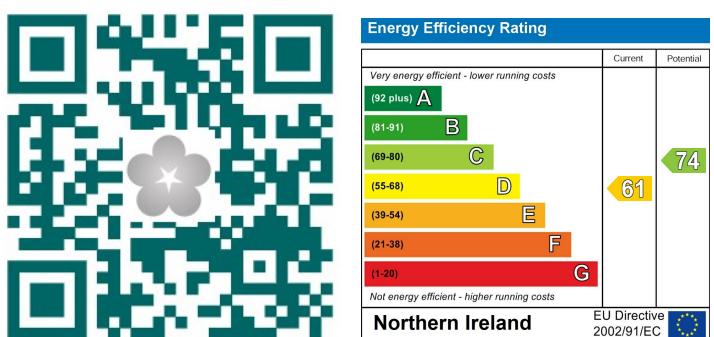
## DIRECTIONS

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



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

