



# 18 MARMONT PARK

Belfast BT4 2GR

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*Offers Over*

**£230,000**



SEMI-DETACHED | 3  | 1  | 2 

Nestled in the heart of the ever-popular Marmont Park, this delightful 3-bedroom semi-detached property offers a perfect blend of character and comfort.

## KEY FEATURES

- Attractive Semi-Detached Property Located off Hollywood Road in East Belfast
- Highly Sought After Location with Close Proximity to Main Arterial Transport Routes, Leading Primary and Secondary Schools, Local Coffee Shops, Restaurants and Bars
- Excellent Links to Belfast City Airport and Belfast City Centre for the Daily Commuter
- Spacious Hallway
- Three Well Proportioned Bedrooms
- Front Lounge
- Separate Living Room Open to Dining Room
- Fitted Kitchen with Integrated Appliances
- Family Bathroom with White Suite
- Detached Garage Converted for Variety of Uses, Additional Storage to the Rear
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Front and Rear Gardens in Lawn, Ideal for Outdoor Entertaining and Children at Play
- Private Driveway with Ample Off-Street Parking
- No Onward Chain
- Likely to Appeal to the First Time Buyer, Investor, Young Professional or Young Family Alike
- Early Viewing Recommended
- Broadband Speed - Ultrafast





ROOM DETAILS

ENTRANCE

Front Door

GROUND FLOOR

Entrance Hall

Lounge

13'1" x 11'4"

Living Room Open  
to Dining Room

18'6" x 11'4"

Kitchen

11'1" x 6'9"

Stairs to First Floor

Landing

FIRST FLOOR

Landing

Bedroom One

13'1" x 11'4"

Bedroom Two

11'4" x 11'0"

Bedroom Three

9'10" x 6'9" at widest  
points

Bathroom

OUTSIDE

Outside

Detached Garage



DIRECTIONS

Travelling along Holywood Road in the direction of Holywood, turn right on to Marmont Park. Follow the road around to the left along Marmont Park then number 18 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		
	66	78
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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