



68 BELMONT CHURCH ROAD

Belfast BT4 3FG

Offers Over

£195,000



MID TERRACE | 3 | 1 | 1

This beautifully presented mid-terrace property offers a fantastic opportunity to own a stylish and well-maintained home in a highly sought-after location. Combining modern interiors with charming period features, this home is perfect for first-time buyers, young families, or professionals looking for convenience and comfort.

KEY FEATURES

- Mid-Terrace Property Situated on Belmont Church Road in a Popular Residential Area with Excellent Local Amenities and Transport Links
- Attractive Front Elevation Featuring a Low-Maintenance Garden Area
- Spacious Open-Plan Living and Dining Area with Large Bay Window Allowing Abundant Natural Light and Creating a Bright, Airy Atmosphere
- Contemporary Interior Design with Neutral Décor and Wood Flooring Throughout the Ground Floor for a Modern and Stylish Finish
- Modern Fitted Kitchen with High-Gloss Units, Integrated Oven and Hob, Stainless Steel Extractor, and Ample Worktop Space for Meal Preparation
- French Doors Leading Directly from the Kitchen to a Private Rear Garden with Decked Patio Area Ideal for Outdoor Dining and Entertaining
- Three Well-Proportioned Bedrooms on the First Floor Including Two Doubles and One Single, Offering Flexible Accommodation for Families or Home Office Use
- Built-In Wardrobes in the Main Bedroom Providing Practical Storage Solutions and Maximizing Available Space
- Stylish Shower Room Featuring a Walk-In Shower Enclosure, Contemporary Vanity Unit, Chrome Fixtures, and Fully Tiled Walls for a Sleek Finish
- Double-Glazed Windows Throughout and Gas Central Heating System
- Enclosed Rear Garden with Timber Decking and Mature Hedging Ensuring Privacy and a Low-Maintenance Outdoor Space
- Convenient Location Close to Local Shops, Cafés, Schools, and Public Transport Links, Making It Ideal for Commuters and Families Seeking a Vibrant Community



ROOM DETAILS

ENTRANCE	Stairs To First Floor	Bedroom Three
Front Door	Landing	6'11" x 5'11"
GROUND FLOOR	FIRST FLOOR	Bathroom
Entrance Hall	Landing	OUTSIDE
Lounge Open To Dining Room	Roofspace	Outside
21'5" x 10'4"	Bedroom One	
Modern Kitchen	Bedroom Two	
18'5" x 7'6" at widest points	10'4" x 8'8" at widest points	



DIRECTIONS

Travelling along the Belmont Road in the direction of Belfast, turn left onto Belmont Church Road. No 68 is located on the right hand side just before the entrance to Belmont Park.



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		
	72	88
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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