



17 ILFORD PARK

BELFAST BT6 9SG

Offers Around

£315,000



DETACHED | 4  | 2  | 2 

Ilford Park is a highly sought after development located on the periphery of Castlereagh in Crossnacreevy.

KEY FEATURES

- Beautifully Presented Four Bedroom Detached Family Home Located in Crossnacreevy
- Ease of Access to Belfast City Airport and Belfast City Centre for the Daily Commuter via Main Arterial Transport Routes
- Within Close Proximity to many Local Leading Primary and Secondary Schools
- Four Well Proportioned Bedrooms, Main Bedroom Incorporating En-Suite Shower Room
- Bright and Spacious Hallway
- Front Lounge with Cast Iron Wood Burning Stove
- Bespoke Fitted Kitchen with Range of Integrated Appliances, Open Plan Living Dining Room with Access to Rear Garden
- Downstairs WC
- Contemporary Family Bathroom with Modern White Suite
- Tarmacked Driveway with Excellent Off Street Parking and Front Garden Laid in Lawns
- Enclosed Private Rear Garden Ideal for Outdoor Entertaining and Children at Play
- Oil Fired Central Heating and UPVC Double Glazing Throughout
- Broadband Speed - Ultrafast



ROOM DETAILS

ENTRANCE

Front Door:

GROUND FLOOR

Spacious Reception
Hall:

Downstairs WC:

Front Lounge:

14'7" x 13'8"

Kitchen Open Plan to

Living and Dining:

21'6" x 13'11"

Stairs to First Floor

Landing:

FIRST FLOOR

Roof Space:

Family Bathroom:

Bedroom One:

13'7" x 12'11"

En Suite Shower

Room:

Bedroom Two:

17'1" x 10'7"

Bedroom Three:

13'8" x 11'8"

Bedroom Four:

9'1" x 8'3"

OUTSIDE

Driveway and

Garden:



DIRECTIONS

Travelling along the Ballygowan Road, country bound into Crossnacreevy, take your first right into Euston Road and take a right onto Ilford Park. Number 17 is located on the right-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		82	82
(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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