



80 KINGS ROAD

Belfast BT5 6JN

Offers Around

£1,400,000



DETACHED

| 5  | 3  | 4 

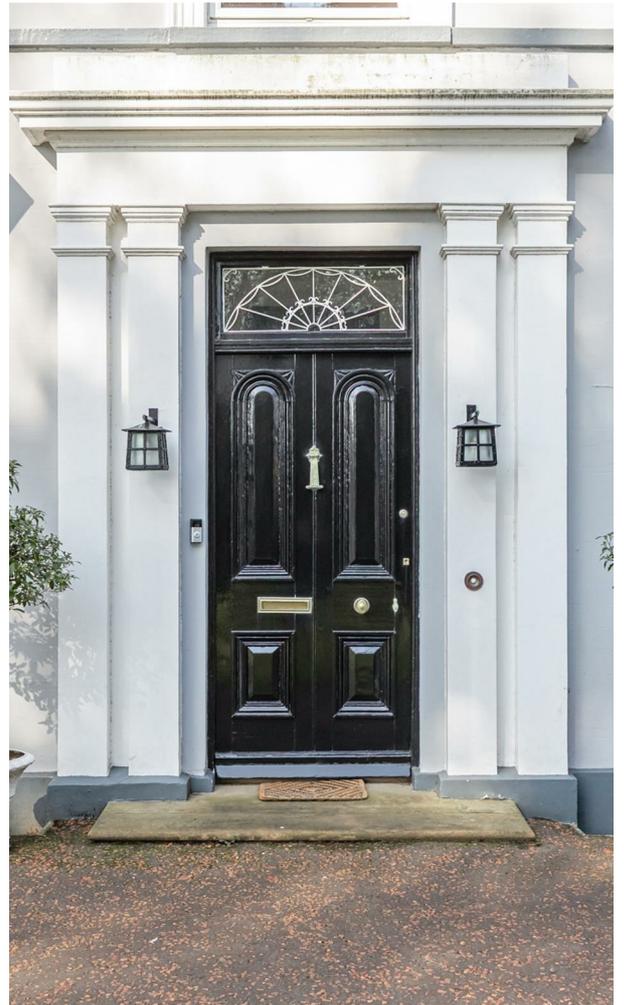
This distinguished period residence on the Kings Road is a rare opportunity to acquire a home of exceptional character set within beautifully mature grounds. Approached through two private gated entrances and framed by expansive lawns and mature trees, the property offers a remarkable sense of privacy and grandeur while remaining convenient to leading schools, amenities, and transport links.

This exceptional home combines period elegance, versatile accommodation and outstanding grounds, making it one of the area's finest opportunities for those seeking a landmark residence in East Belfast.



KEY FEATURES

- Distinguished period residence set on a substantial private site along the highly regarded Kings Road, offering exceptional character and privacy behind mature trees and a gated entrance.
- Approached via an impressive sweeping driveway with expansive lawns, providing a grand sense of arrival and superb kerb appeal.
- Beautiful entrance hall featuring ornate cornicing, original tiled floors and striking period details that immediately showcase the home's heritage and craftsmanship.
- Elegant formal reception rooms with high ceilings, tall windows and attractive fireplaces, creating refined spaces ideal for entertaining or relaxing.
- Bright and spacious informal living and dining area to the rear, enhanced by exposed beams, parquet flooring and views across the gardens.
- Generous kitchen with excellent countertop space and storage, offering an ideal foundation for modernisation to suit individual tastes.
- Additional ground-floor rooms providing excellent flexibility for use as a home office, study, playroom or further living space.
- Impressive staircase leading to a wide landing and a series of well-proportioned bedrooms filled with natural light and period charm.
- Bedroom accommodation offering excellent versatility for family living, with built-in storage and wash facilities in several rooms.
- Extensive mature grounds featuring sweeping lawns, established planting, sun-filled seating areas and complete privacy from surrounding properties.
- Driveway parking for multiple vehicles along with outbuildings offering storage, workshop potential or further development possibilities (subject to permissions).



ROOM DETAILS

<i>ENTRANCE</i>	<i>Home Office /</i>	<i>Separate WC:</i>	<i>OUTSIDE</i>
<i>GROUND FLOOR</i>	<i>Butler's Pantry:</i> 11'1" x 9'9"	<i>Bathroom:</i>	<i>Outside:</i>
<i>Reception Porch:</i>	<i>Kitchen / Dining /</i>	<i>First Floor Landing:</i>	<i>Large Garage:</i>
<i>Separate WC:</i>	<i>Living Space:</i> 16'10" x 25'4"	<i>Principal Bedroom:</i> 18'3" x 16'0"	<i>Double Garage:</i>
<i>Boiler Room:</i>	<i>FIRST FLOOR</i>	<i>En Suite Dressing</i>	<i>Courtyard:</i>
<i>Drawing Room:</i> 22'3" x 16'10"	<i>First Floor Return</i>	<i>Room:</i>	<i>Gardener's Loo:</i>
<i>Dining Room:</i> 19'10" x 16'10"	<i>Landing:</i>	<i>Bedroom Two:</i> 16'10" x 15'11"	<i>Pantry:</i>
<i>Greenhouse:</i> 27'1" x 11'2"	<i>Shower Room:</i>	<i>Bedroom Four:</i> 16'10" x 14'3"	<i>First Floor Office /</i>
<i>Morning Room:</i> 20'0" x 11'10"	<i>Bedroom Five:</i> 17'1" x 11'1"	<i>Bedroom Three:</i> 20'0" x 11'10"	<i>Games Room:</i>
	<i>Hotpress:</i>		<i>Workshop Garage:</i>
			<i>Gardens:</i>





FLOOR PLANS

GROUND FLOOR
2205 sq.ft. (204.9 sq.m.) approx.



1ST FLOOR
1838 sq.ft. (170.8 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2026



DIRECTIONS

Travelling through Ballyhackamore on the Upper Newtownards Road, turn right at the Knock traffic lights onto Knock Road. At the next set of traffic lights, turn right onto Kings Road. Number 80 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			
(69-80) C			
(55-68) D			61
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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     

