



9 SANDOWN PARK SOUTH

Belfast BT5 6HE

Offers Around

£239,950



SEMI-DETACHED | 3  | 1  | 2 

We are delighted to bring to the market this deceptively spacious three-bedroom semi-detached property, situated on the cusp of the highly sought after Ballyhackamore area of East Belfast.

KEY FEATURES

- Three Bed Semi-Detached Property Located on the Cusp of Ballyhackamore, East Belfast
- Priced to Allow for Modernisation
- Boasting Ease of Access to Belfast City Centre, George Best City Airport and the Bustling Ballyhackamore Village
- Close Proximity to the Connswater Greenway, Ideal for Walking, Cycling, with Access to Play Parks and Local Attractions
- Front Lounge
- Separate Dining Room
- Fitted Kitchen with Range Units
- Three Well Proportioned Bedrooms
- Family Bathroom with Separate WC
- Large Enclosed Private Rear Garden with Mature Outlook
- Private Driveway with Ample Off Street Parking, Leading to Detached Garage and Enclosed Front Garden
- Oil Fired Central Heating
- Broadband Speed - Ultrafast
- No Onward Chain



ROOM DETAILS

ENTRANCE

Front Door

GROUND FLOOR

Spacious Reception Hall

Downstairs WC

Front Lounge

14'4" x 13'3"

Dining Room

12'2" x 11'7"

Kitchen

12'5" x 8'4"

Stairs To First Floor
Landing

FIRST FLOOR

Bathroom

Separate WC

Bedroom 1

12'3" x 11'7"

Bedroom 2

12'2" x 11'7"

Bedroom 3

8'4" x 8'3"

OUTSIDE

Driveway and
Garden:



DIRECTIONS

Travelling along Upper Newtownards Road through Ballyhackamore Village in the direction of Belfast City Centre, turn left on to Sandown Road. Take the fourth right on to Sandown Park South. Number nine 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			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland			82
			EU Directive 2002/91/EC

OUR BRANCHES

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