



9 KINGSDALE PARK

Belfast BT5 7BY

Offers Over
£275,000



SEMI-DETACHED | 3  | 1  | 1 

Situated in the ever-popular Kingsdale Park, this superb three-bedroom semi-detached home offers stylish, modern accommodation throughout, generous outdoor space and a highly convenient location.

KEY FEATURES

- Bright and welcoming entrance hallway finished in neutral tones, providing a superb first impression and connecting seamlessly to the principal reception room and the staircase to the first floor.
- Spacious open-plan lounge / dining room featuring large front-facing windows that flood the space with natural light, creating an ideal setting for family life, entertaining or simply relaxing in a beautifully balanced room layout.
- Modern, fully fitted kitchen overlooking the rear garden, boasting high-quality cabinetry, integrated appliances, sleek worktops and direct garden access.
- Three well-proportioned bedrooms, each thoughtfully decorated and offering excellent versatility; ideal for families, guests, home working or those looking for additional storage or hobby space.
- Contemporary family bathroom finished to a high standard, featuring a full-size bath with rainfall shower over, modern tiling, sleek vanity unit and a bright, airy feel courtesy of the well-positioned window.
- Low-maintenance rear garden directly off the kitchen, complete with high-quality astro turf, smart fencing and a tidy layout.
- Additional expansive gravelled garden space beyond the main garden, offering superb flexibility; ideal as an extended play area, extra seating zone or potential future development opportunity (subject to permissions).
- Detached garage offering excellent storage or workshop potential, with scope for hobbyists, home gym setups or simply additional overflow space not commonly found in modern homes.
- Oil Heating and Pvc Double Glazing
- Broadband Speed – Ultrafast



ROOM DETAILS

ENTRANCE

Tiled and Covered
Entrance Porch:

GROUND FLOOR

Entrance Hall:

Downstairs WC:

Front Lounge Open
to Dining Room:
12'7" x 19'3"

Bedroom Two:

13'11" x 10'0"

Newly Installed

Fitted Kitchen:

9'1" x 10'5"

Stairs to First Floor

Landing:

FIRST FLOOR

Principal Bedroom:

16'5" x 9'7"

Bedroom Three:

9'10" x 9'4"

Bathroom:

OUTSIDE

Driveway:

Detached Garage:

Gardens:



DIRECTIONS

Travelling along Kings Road heading towards Kings Square, Kingsdale Park is the fourth turn on the left, opposite the bottom of Gilnahirk Road. Number 9 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			65
(39-54) E	43		
(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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