



10 JOCELYN GARDENS

Belfast BT6 9BA

Offers Over
£199,950



MID-TERRACE | 4 🛏 | 2 🚿 | 2 🚻

Nestled within the highly sought-after and characterful Jocelyn Gardens, this superb four-bedroom, three-storey mid-terrace offers generous living accommodation, beautifully blended with period charm and thoughtful modern touches.

KEY FEATURES

- Attractive red-brick period terrace set within the highly desirable Jocelyn Gardens.
- Spacious four-bedroom, three-storey layout offering excellent flexibility for modern living.
- Two bright and characterful reception rooms, ideal for family living, dining or home-office use.
- Modern shaker-style kitchen
- Separate utility room providing additional storage and laundry facilities.
- Beautifully presented primary bedroom
- Additional first-floor nursery/bedroom featuring charming décor and great natural light.
- Two versatile top-floor bedrooms with generous floor space.
- Contemporary shower room plus separate full bathroom for added convenience.
- Tasteful décor throughout, blending original character with modern touches.
- Low-maintenance enclosed rear courtyard.
- Situated close to local amenities, transport links and green spaces in a sought-after residential area.
- Pvc Double Glazing and Oil Heating



ROOM DETAILS

ENTRANCE

Entrance Porch:

GROUND FLOOR

Entrance Hall:

Front Lounge:

13'2" x 10'8" at widest points

Dining Room / Living

Room:

14'4" x 10'9"

Modern Fitted

Kitchen:

11'9" x 7'5"

Utility Room:

14'3" x 5'6"

Stairs to First Floor

Landing:

FIRST FLOOR

Principal Bedroom:

14'4" x 11'5" at widest points

Bedroom Two:

10'9" x 8'0"

Shower Room:

Stairs to Second Floor

Landing:

SECOND FLOOR

Bedroom Three:

14'4" x 8'3"

Bedroom Four:

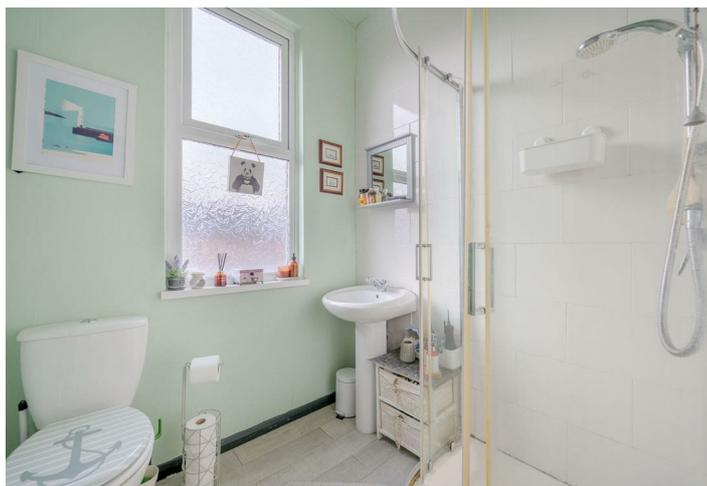
14'4" x 9'7" at widest points

Bathroom:



DIRECTIONS

Travelling along the Woodstock Road in the direction of Belfast City Centre, turn right on to Willowfield Gardens and follow the road round on to Jocelyn Gardens. Number 10 is located on the left 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	61	71
(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     

