



8 MARMONT DRIVE

BELFAST BT4 2GT

Offers Over
£250,000



SEMI-DETACHED | 3  | 1  | 1 

Perfectly positioned in the ever-popular Marmont area, this beautifully presented three-bedroom semi-detached home offers a superb blend of contemporary styling, bright living spaces and an enviable rear garden designed for modern family life.

KEY FEATURES

- Beautifully presented three-bedroom semi-detached home set in the highly desirable Marmont area, boasting strong kerb appeal.
- Bright and spacious open-plan lounge/dining room, filled with natural light from large front and rear windows and enhanced by modern décor, wooden flooring and a contemporary media wall feature.
- Modern and sleek kitchen fitted with handleless cabinetry, integrated appliances, generous surface space and striking grey tiled splashback—offering a clean, minimalist finish.
- Contemporary family bathroom fully tiled with a luxurious modern suite, bath with shower, and elegant stone-effect finishes.
- Well-proportioned principal bedroom featuring soft neutral tones, stylish wall panelling and a calm, relaxing atmosphere.
- Generous Second Bedroom and Versatile third bedroom, ideal as a nursery, guest room or home office, tastefully decorated and ready for a variety of uses.
- Immaculately landscaped rear garden with an elevated decked area, patio dining zone and low-maintenance artificial lawn
- Impressive garden room/home office, offering a superb workspace, hobby studio or relaxation retreat.
- Enclosed and private outdoor space, featuring raised planters, smart fencing and a storage shed for added practicality.



ROOM DETAILS

ENTRANCE

Stairs to First Floor

OUTSIDE

GROUND FLOOR

Landing:

Driveway and

Tiled Entrance Hall:

FIRST FLOOR

Garden:

*Front Lounge Open
to Dining Room and
Kitchen:*

Bedroom One:

Studio / Office:

15'10" x 11'6"

13'0" x 11'7"

7'7" x 6'8"

Luxury Kitchen:

Bedroom Two:

17'5" x 8'2"

11'0" x 9'11"

Bedroom Three:

8'11" x 6'4"

Luxury Bathroom:



DIRECTIONS

Travelling along Holywood Road in the direction of Holywood, turn right on to Marmont Park. Turn right onto Marmont Drive then number 8 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		68	72
		EU Directive 2002/91/EC	

OUR BRANCHES

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