



6 BELMONT PARK

Belfast BT4 3DU

Offers Around

£410,000



SEMI-DETACHED | 3  | 1  | 2 

We are delighted to bring to the market this well-presented semi-detached family home which offers bright and spacious accommodation throughout.

KEY FEATURES

- Elegant Three Bedroom Semi-Detached Family Home Located off Belmont Road in East Belfast
- Retaining Many Original Features
- Excellent Location Providing Access to Belmont Village, Ballyhackamore Village and Main Arterial Routes for the City Commuter
- Within the Catchment Area to a Range of Belfast's Leading Primary and Secondary Schools
- Generous Site with Enclosed Rear and Open Front Gardens, Ideal for Outdoor Entertaining or Children at Play
- Spacious Entrance Hall
- Lounge with Bay Window Through to Separate Dining Room with Access to Rear Garden
- Fitted Kitchen with Ample Space for Casual Dining
- Three Well Proportioned Bedrooms
- Family Bathroom with Four Piece White Suite
- Tarmacked Driveway with Ample Off-Street Parking
- Detached Garage
- Oil Fired Central Heating
- Floored Roof Space, Excellent Storage
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast



ROOM DETAILS

ENTRANCE

Covered Entrance
Porch:

GROUND FLOOR

Reception Hall:

Living Room:

14'4" x 12'4" into bay window

Dining Room:

13'6" x 12'4"

Kitchen:

18'10" x 8'5"

FIRST FLOOR

First Floor Return:

Bathroom:

First Floor Landing:

Bedroom One:

14'4" x 12'4" into bay window

Bedroom Two:

12'4" x 10'6"

Bedroom Three:

8'2" x 6'2"

Roof Space:

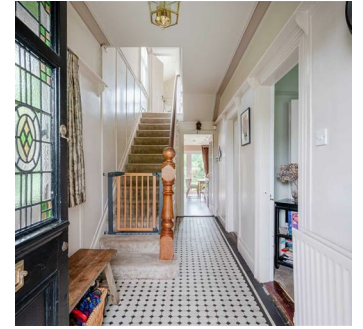
17'2" x 9'9"

OUTSIDE

Driveway and
Garden:

Garage:

15'9" x 9'5"



DIRECTIONS

Travelling along Belmont Road in the direction of Belmont Village, turn left on to Belmont Park. Number six 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		23	28
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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