



11 KILMORY GARDENS

Belfast BT5 7GB

Offers Around

£165,000



SEMI-DETACHED | 3  | 1  | 2 

We are delighted to bring to the market this fantastic three-bedroom semi-detached property located in a quiet area off the Kings Road in East Belfast within walking distance to many local shops, restaurants and cafes.

KEY FEATURES

- Deceptively Spacious Three Bedroom Semi-Detached Property Located off Kings Road in East Belfast
- Within Close Proximity to Many Local Amenities Such as Kings Square, Comber Greenway, Stormont Parliament Buildings, Belfast City Airport and Ballyhackamore Village
- Walking Distance to Many Local Shops, Restaurants and Cafes
- Spacious Reception Hall
- Downstairs WC
- Front Lounge
- Separate Dining Room
- Open Plan Kitchen Diner with Fully Fitted Kitchen and Ample Space for Casual Dining
- Three Well Proportioned Bedrooms
- Shower Room with White Suite
- Driveway Parking Leading to Detached Garage
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Enclosed Private Front and Rear Gardens Ideal for Outdoor Entertaining and Children at Play
- Broadband Speed - Ultrafast



ROOM DETAILS

ENTRANCE

Front Door:

GROUND FLOOR

Spacious Reception Hall:

Downstairs WC:

Dining Room:

10'9" x 10'5"

Lounge:

15'0" x 12'7"

Kitchen:

16'6" x 9'11"

Stairs to First Floor
Landing:

FIRST FLOOR

Roof Space:

Shower Room:

Bedroom One:

12'7" x 12'0"

Bedroom Two:

12'0" x 10'9"

Bedroom Three:

12'11" x 9'5"

OUTSIDE

Driveway and

Garden:



DIRECTIONS

Travelling along Kings Road from Knock Road in the direction of Dundonald, turn right on to Melfort Drive. Take the first exit turning left on to Melfort Drive. Kilmory Gardens is the first right. Number 11 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			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		72	83
		EU Directive 2002/91/EC	

OUR BRANCHES

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