



13 GARNERVILLE GROVE

Belfast, BT4 2PB

Offers around **£210,000**



SEMI-DETACHED | 3  | 1  | 2 

This attractive three-bedroom semi-detached property is located in a highly sought after residential area in East Belfast and is perfectly located with close proximity to the bustling Ballyhackamore and Belmont Villages.

KEY FEATURES

- Excellent Links to Belfast City Airport and Belfast City Centre for the Daily Commuter
- Spacious Hallway
- Three Well Proportioned Bedrooms
- Front Lounge
- Separate Living/Dining Room
- Fitted Kitchen
- Downstairs WC
- Fitted Family Bathroom
- Detached Garage with Excellent Storage
- Oil Fired Central Heating
- Double Glazed Windows Throughout
- Private Enclosed Rear Garden Ideal for Outdoor Entertaining
- Private Driveway with Ample Off-Street Parking
- No Onward Chain
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

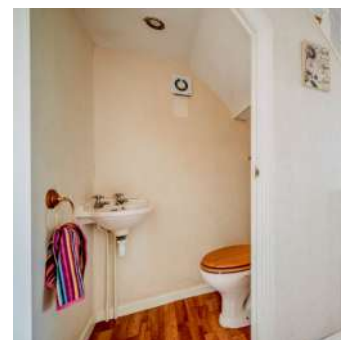
- Reception Hall
- Downstairs Toilet
- Front Lounge
13'2" x 11'6"
- Living/Dining Room
22'8" x 19'2"
- Kitchen
13'7" x 7'1"

First Floor

- Landing
- Family Bathroom
- Bedroom One
13'2" x 10'8"
- Bedroom Two
12'4" x 10'8"
- Bedroom Three
9'3" x 8'

Outside

- Fully Paved Rear Garden
- Fully Paved Driveway
- Detached Garage



DIRECTIONS

Travelling along the Outer Ring in the direction of Holywood Road, turn right on to Garnerville Drive. Continue along Garnerville Drive to the right. Take the first left onto Garnerville Grove. Number 13 is located at the end of the cul-de-sac.



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		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		65
39-54 E	47	
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment any authority to make or give, any representation or warranty whatever in relation to the property. All dimensions are taken to the nearest 3 inches.