



Located just off Kings Road, this attractive semi-detached property occupies an enviable site set back from the road with a mature, notably private rear garden benefitting from a sunny south facing aspect.

Offering bright and deceptively spacious accommodation, the layout comprises two reception rooms, separate kitchen plus three well-proportioned bedrooms, shower room and separate WC. Further enhanced by uPVC frame double glazed windows and oil-fired central heating - some updating is required, the property offers vast potential and will appeal to a range of prospective purchaser. Externally, there is ample parking plus a detached garage.

A highly sought after and ever popular residential location ideal for commuters, offering ease of access to Belfast, Holywood and Dundonald. Also within proximity to several leading schools, and only a short stroll from Cherryvalley and Kings Square Shopping Centre with its varied shops including health centre, chemist, and coffee shop. We are confident this property will create wide appeal to a range of prospective purchaser.

Offers Around  
£275,000

41 Barnetts Road,  
Belfast,  
BT5 7BB

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Viewing by  
appointment  
through agent  
028 9042 47447



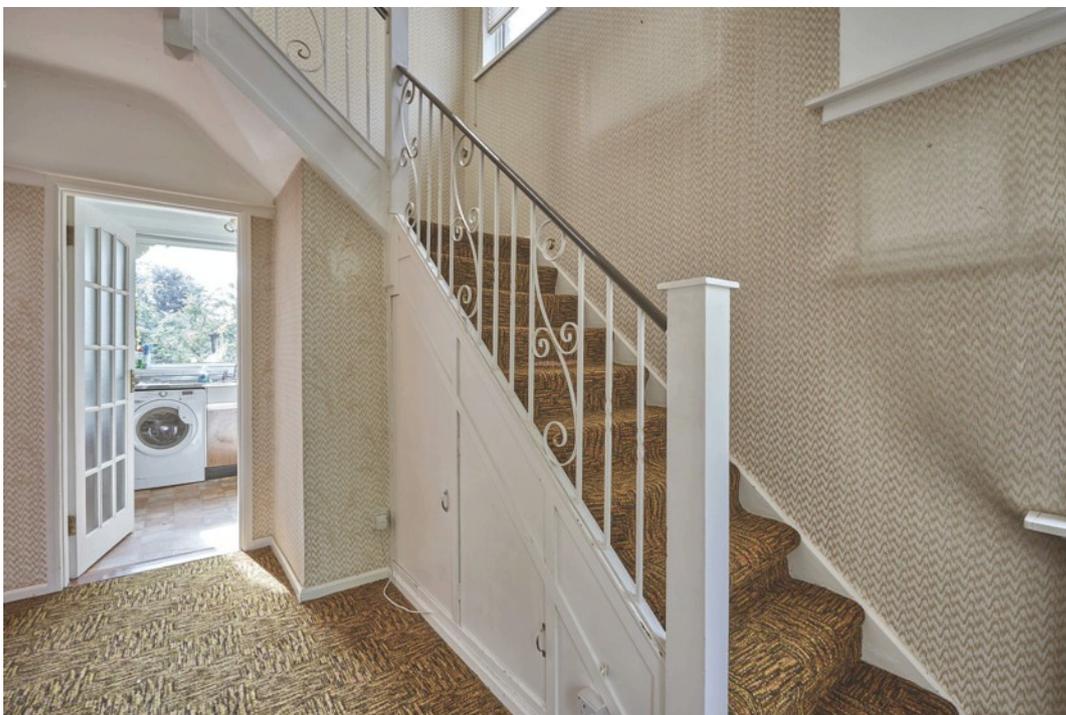
- Attractive, bright & spacious red brick semi-detached property
- Occupying an enviable site set back from the road
- Entrance porch leading to Reception Hall
- Lounge with wood block parquet flooring
- Dining Room
- Separate Kitchen
- Three well-proportioned bedrooms
- Shower Room with separate WC
- Access to partially floored roofspace
- Oil fired central heating
- uPVC frame double glazed windows
- Driveway offering ample parking for several vehicles
- Detached, matching garage with light & power
- Mature, notably private rear garden benefitting from a sunny south facing aspect
- Conveniently located just off the Kings Road - Ideal for commuters & families alike

The Property Comprises:

Ground Floor

ENCLOSED TILED ENTRANCE PORCH:

ENTRANCE HALL:



LOUNGE: 13' 5" x 12' 2" (4.1m x 3.7m) Italian marble fireplace with tiled hearth, picture rail, cornice ceiling, feature wood block parquet flooring.



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DINING ROOM: 12' 2" x 11' 10" (3.7m x 3.6m) Tiled fireplace with tiled hearth and wooden mantle, picture rail, cornice ceiling, overlooking rear garden.



KITCHEN: 8' 10" x 8' 2" (2.7m x 2.5m) Range of built-in units, laminate worktops, stainless steel sink with drainer and mixer tap-, space for cooker, washing machine.



First Floor

LANDING: Access to partially floored roofspace with light.

BEDROOM (1): 11' 10" x 11' 10" (3.6m x 3.6m)



BEDROOM (2): 12' 2" x 12' 2" (3.7m x 3.7m)



BEDROOM (3): 8' 10" x 7' 10" (2.7m x 2.4m)



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SHOWER ROOM: Panelled shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin, part tiled walls, vinyl flooring, tiled walls, window.



### Outside

Enclosed front garden in lawn. Good sized, notably private rear garden in lawn bordered by mature hedging and trees with sunny south facing aspect.

Outside tap, PVC oil tank, oil fired, boiler house.

DETACHED GARAGE: 19' 0" x 8' 10" (5.8m x 2.7m) Up and over door, light and power.





Location:

Travelling out of Belfast; At the Kings Road traffic lights, continue along Kings Road then take the third left onto Barnetts Road. No. 41 is positioned on the right hand side.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
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