



Situated in the sought-after Belvoir area, 8 Minnowburn Terrace is a beautifully presented three-bedroom end townhouse offering spacious, modern accommodation ideal for families, professionals, or those seeking a well-connected residential setting.

The property is maintained to a high standard throughout and benefits from a generous reception porch providing a welcoming entrance and practical storage space. This leads through to a bright and versatile living and dining room, perfect for both everyday living and entertaining. The modern fitted kitchen is well-appointed with contemporary units and ample worktop space, creating a functional and stylish cooking environment.

To the upper floors, the home offers three well-proportioned bedrooms, all presented in excellent decorative order. The property further benefits from two separate bathrooms, providing convenience and flexibility for family living.

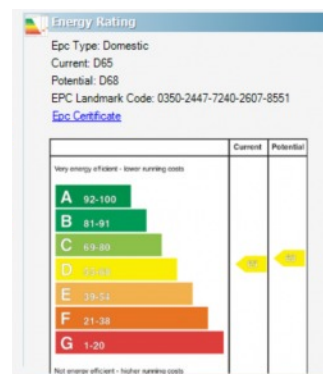
Externally, the home enjoys ample off-street parking along with a detached garage, offering excellent storage or potential for a workshop or home gym. The end-terrace position enhances privacy and outdoor space compared to similar properties.

Conveniently located close to local shops, schools, amenities, and transport links, this attractive home combines comfort, practicality, and location. Early viewing is highly recommended to fully appreciate the space and quality on offer at this superb Belvoir property.

## Offers Around £220,000

8 Minnowburn Terrace,  
Milltown Road,  
BELFAST,  
BT8 7SN

Viewing by  
appointment with  
& through agent  
028 9266 1700



- Beautifully Presented Three-Bedroom End Townhouse Located Within The Popular Belvoir Area
- Conveniently Positioned Close To Local Amenities, Schools, And Main Transport Routes To Belfast City Centre
- Set Within A Quiet Residential Development Offering A Pleasant And Well-Established Neighbourhood Setting
- Large Reception Porch Providing A Welcoming Entrance And Useful Storage Space
- Spacious And Versatile Living And Dining Room, Ideal For Modern Family Living
- Modern Fitted Kitchen With A Range Of Contemporary Units And Generous Worktop Space
- Three Well-Proportioned Bedrooms, All Presented In Excellent Decorative Order
- Two Separate Bathrooms, Offering Added Convenience For Families And Guests
- Ample Off-Street Parking Provided Via A Generous Driveway
- Detached Garage Offering Excellent Storage Or Potential For Workshop Or Home Gym Use
- End-Terrace Position Enhancing Privacy And Outdoor Space
- Double Glazed Windows And Efficient Gas-Fired Central Heating Throughout
- A Superbly Maintained Home In A Highly Convenient Location — Early Viewing Strongly Recommended



The Property Comprises:

## Ground Floor

Glazed front door into:

RECEPTION PORCH: Cloaks area. Picture window with outlook to front. Tiled floor, further glazed inner door to:

RECEPTION HALL: Solid wooden floor.





LIVING ROOM: 13' 3" x 11' 9" (4.04m x 3.58m) (at widest points). Outlook to front. Solid oak wooden flooring. Fireplace recess with exposed brick and slate hearth. Wooden sleeper mantlepiece. Archway to:



DINING AREA: 12' 3" x 10' 3" (3.73m x 3.12m) (at widest points). Solid wooden flooring. Space for casual dining. Window with outlook to rear courtyard. Doorway to:



KITCHEN: 13' 8" x 8' 1" (4.17m x 2.46m) (at widest points). Bespoke fully fitted kitchen with range of high and low level units, laminate work tops, sink with side drainer and chrome tap, touchscreen ceramic hob with glass splashback, built-in extractor fan, built-in eye level double oven and grill, space for fridge/freezer, space for washing machine, space for dishwasher. Tiled floor, outlook to rear. High vaulted ceiling with low voltage spotlights and Velux window. uPVC double glazed access door to rear courtyard.



First Floor

LANDING:

BATHROOM: White suite comprising low flush wc with push button, vanity unit with floating wash hand basin with chrome mixer tap, shower with glass sliding door, shower with thermostatic control valve and telephone attachment. Window with mature outlook. Part tiled walls, tiled floor.





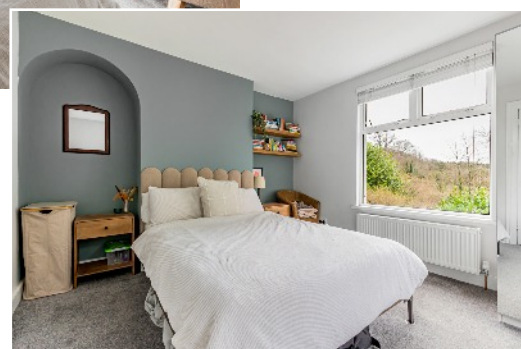
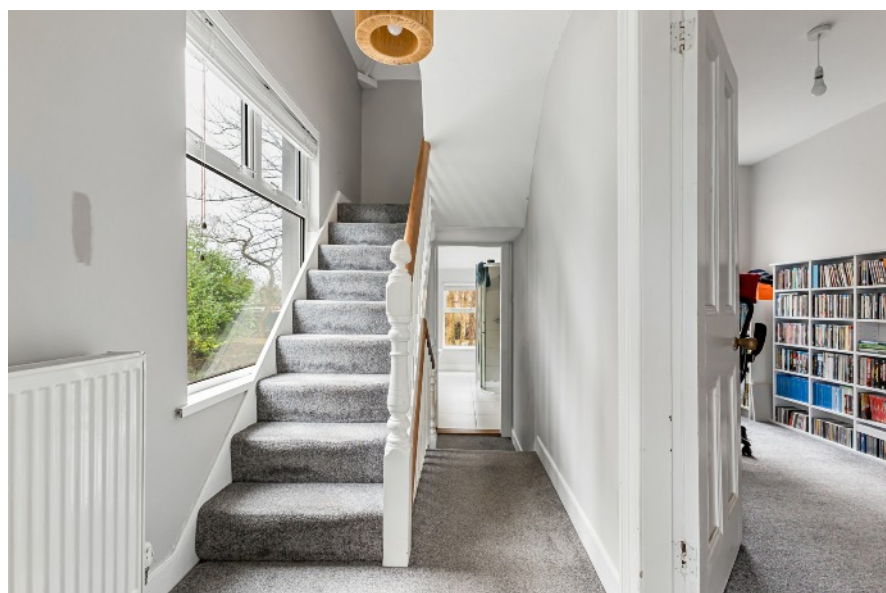
BEDROOM (3): 12' 5" x 7' 4" (3.78m x 2.24m) (at widest points). Outlook to rear.



BEDROOM (2): 13' 1" x 11' 2" (3.99m x 3.4m) (at widest points). Dual aspect to front and side.



Stairs to:



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## Second Floor

LANDING: Low voltage spotlights.

BEDROOM (1): 15' 4" x 13' 1" (4.67m x 3.99m) (at widest points). Picture window with mature outlook. Low voltage spotlights.



BATHROOM (2): 8' 3" x 7' 4" (2.51m x 2.24m) (at widest points). White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, additional shower attachment and thermostatic control valve. Part tiled walls, Velux window, extractor fan.



## Outside

Driveway with ample private, off-street parking, mature surrounding trees and hedgerows.

REAR COURTYARD: Concrete base and access to outhouse. Wooden gate leading to rear alleyway with bin storage.

DETACHED GARAGE: 25' 10" x 12' 4" (7.87m x 3.76m) (at widest points). Roller shutter door and access door to side with PVC windows, light and power.

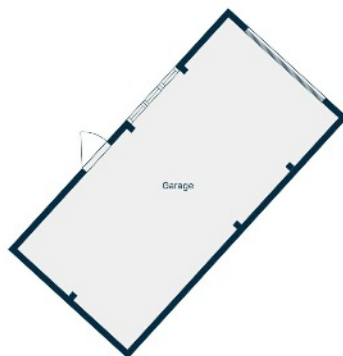




2nd Floor



3rd Floor



1st Floor



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## Location:

Coming along the Milltown Road towards Belvoir, turn left before the garage onto Minnowburn Terrace. Number 8 is at the end of the laneway on the right hand side.

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