



NO 5 313 BELMONT ROAD

Belfast BT4 2NE

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*Offers Over*  
**£299,950**



## TOWNHOUSE

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We are delighted to bring to the market this deceptively generous sized Townhouse offering bright and spacious accommodation which is located in a small and exclusive development just off the Belmont Road, at the foot of the Craigantlet Hills.

## KEY FEATURES

- Well Maintained and Presented Townhouse with Own Entrance in Private Gated Development off Belmont Road in East Belfast
- Bright and Spacious Accommodation Throughout, Extending to Approximately 1700 Sq Ft
- Adaptable Accommodation with Option to Use as Three Bedroom/One Reception, Or Two Bedroom/Two Reception Depending on the Buyers Needs
- Well Proportioned Lounge with Dining Area Open to Modern Oak Fitted Kitchen with Contemporary Gas Fire (Integrated Surround Sound System)
- Two Ensuite Shower Rooms and Separate Bathroom with White Suite
- Principal Bedroom with Walk In Dressing Room
- Feature Mezzanine Floor Offering Adaptability (Bedroom or Additional Living Accommodation)
- Gas Central Heating and uPVC Oak Effect Double Glazing
- Secure Electronic Entrance Gates with Pedestrian Entrance to Brick Paviour Inner Courtyard with Resident and Visitor Car Parking
- Communal Paved Gardens to the Rear of Development
- Excellent Storage Throughout



## ROOM DETAILS

**GROUND FLOOR** Bathroom:

**OUTSIDE**

Entrance Hall:

First Floor Landing: Paved Area and

**FIRST FLOOR**

**SECOND FLOOR**

Private Car  
Parking:

Kitchen/Living

Mezzanine

Room:

Bedroom/Study/Family

23'4" x 12'7"

Room:

17'0" x 12'7"

Bedroom Two:

11'4" x 12'3"

Bedroom One:

23'3" x 11'4"

En Suite:

En Suite



## DIRECTIONS

*Travelling from the Campbell roundabout, along the Belmont Road past Campbell College, continue along the Belmont Road in the direction of Craigantlet. 313 Belmont Road is on your right-hand side just after Tweskard Park.*



## 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	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

## OUR BRANCHES

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