





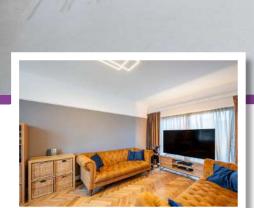
86 Belmont Church Road | Belfast, BT4 2DA OFFERS AROUND £425,000







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Offers Around £425,000 Detached 4 Bedrooms 2 Receptions

Property Features

- Four Bedroom Detached Family Home Located off Belmont Road in East Belfast.
- Significant renovation work was undertaken in 2018.
- The property benefits from approved planning permission to extend the living space.
- Excellent Location providing Access to Belmont & Ballyhackamore Villages and Main Arterial Routes.
- Within the Catchment Area to a Range of Belfast's Leading Primary and Secondary Schools.
- Located Opposite to the Proposed Exclusive High-End Kilpoole Development.
- Generous Site with Enclosed Rear and Open Front Gardens, Ideal for Entertaining or Children at Play.
- Spacious Entrance Hall provides a warm welcome.
- Bespoke Fitted Kitchen with Ample Space for Casual Dining.
- Separate Lounge with Bay Window and uPVC Sliding Doors to Rear Garden.
- Downstairs WC providing added convenience for the family and guests.
- Luxurious Family Bathroom with White Suite
- Tarmacked Driveway with Ample Off-Street Parking
- Detached Garage with Up and Over Door
- Gas Fired Central Heating with smart controls.
- Fully Floored Roof Space Access Via Slingsby Ladder
- UPVC Double Glazing Throughout

Accommodation

Ground Floor	Family Bathroom	Outside		
Spacious Reception Hall	Bedroom One 13'5" x 10'9"	Front Garden Laid in Lawns Rear Garden Part Laid in Lawns, Part		
Downstairs WC Lounge	Bedroom Two 12' x 10'9"			
18'5" [*] x 10'9" Kitchen / Diner 19'8" x 10'8"	Bedroom Three 10'9" x 6'7"	Paved Garage 21'3" x 10'5"	For more information and photographs regarding the	
First Floor	Bedroom Four / Office 6'8" x 5'89"		accommodation in this property, please visit:	
Landing	Roofspace		johnminnis.co.uk	
Stunning Family Home	in Desirable Location			

Stunning Family Home in Desirable

This detached family home has been beautifully finished throughout and offers bright and spacious accommodation that caters for the lifestyles of today's busy families. Belmont Church Road is a much sought after residential address located conveniently just off Belmont Road in East Belfast. The location offers ease of access to Belfast City Centre, Belfast City Airport, Stormont, The Ulster Hospital and Parliament Buildings. The property is located close to a range of leading primary, secondary and grammar schools and is walking distance to both Ballyhackamore and Belmont Villages, making this property an ideal choice for families with children.

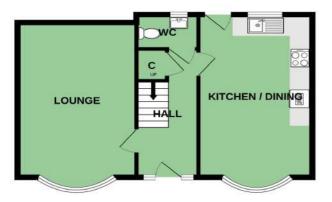
The ground floor accommodation comprises of a spacious reception hall, bespoke fitted kitchen open plan to ample dining space, a separate lounge and a downstairs WC. To the first floor, there are four well-proportioned bedrooms and a luxurious family bathroom. The property further benefits from a fully floored roof space with excellent storage, gas fired central heating and uPVC double glazing throughout.

To the exterior of the property, there is off street parking for one to two cars, excellent front and rear gardens ideal for outdoor entertaining and a detached garage.

Ticking many boxes for the prospective buyer, we recommend internal inspection of this property at your earliest convenience to appreciate all that this deceptively spacious accommodation has to offer.

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BATHROO **BEDROOM 3** LANDING BEDROOM 1 **BEDROOM 2** BEDROOM

and any other items are approx it. This plan is for illustrative pu services, systems and applianc as to their operability or effic ative purposes only and she appliances shown have not

GROUND FLOOR 1ST FLOOR

Directions

Travelling along Belmont Road in the direction of Belmont Village, turn right on to Belmont Church Road. No 86 is located on the left-hand side.



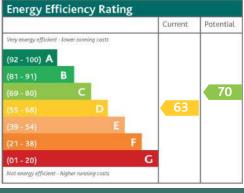
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