



**JOHNMINNIS**

ESTATE AGENTS &  
LETTING SPECIALISTS



**27 Cherryvalley | Belfast, BT5 6PJ**  
**OFFERS AROUND £695,000**



# The Property

The address Cherryvalley is synonymous with mature leafy avenues and prestigious desirability. This enviable location boasts ease of access for the city commuter and is within easy reach of the main arterial routes and Belfast's outer ring. This location also lies within the catchment area for a wide and varied range of leading primary and grammar schools.

Number 27 Cherryvalley is a large detached red brick period home and occupies a generous site of circa 1/3 acre. Constructed in the 1930s this attractive property enjoys bright and spacious accommodation. Meticulously maintained over the years and further enhanced with a fantastic rear extension, the result created is a superb family home incorporating a clever internal layout of generous proportions. Of particular note is the excellent open plan kitchen dining living space with a utility room, walk in pantry and a downstairs WC. In addition to this is a spacious hallway with additional storage, front family room with bay window and a separate dining room / snug which has sliding doors open to the front family room.

The ground floor accommodation is complimented on the first floor with four well-proportioned double bedrooms, a family bathroom with bath and shower facilities and a separate bespoke fitted shower room. Many of the original period features have been retained and a warm welcoming atmosphere and charm are evident throughout. The sweeping tree lined driveway, ample parking and surrounding mature gardens with excellent privacy ensure this home will create strong demand. The well-manicured gardens provide the ideal space for outdoor entertaining or children at play. Ticking a vast array of boxes, this is certainly a property that is ideally suited to a wide variety of purchasers.

Properties of this calibre rarely present themselves to the open market we therefore recommend viewing at your earliest convenience. For any further enquiries or to book your own private viewing please contact the Belfast office on 02890 653 333.





**Offers Around £695,000**  
Detached  
4 Bedrooms  
3 Receptions



# Accommodation

## Ground Floor

Entrance Porch

Reception Hall

Dining Room/Snug  
25'5" x 18'9"

Lounge  
17'6" x 12'8"

Open Plan  
Kitchen/Living/Dining  
Space  
25'8" x 12'2"

Utility Room  
11'7" x 6'7"

Downstairs WC

Separate Walk-In  
Cloaks/Pantry

## First Floor

Landing

Bedroom One  
14'2" x 12'3"

Bedroom Two  
14'2" x 12'4"

Bedroom Three  
10'8" x 9'6"

Bedroom Four  
12'1" x 9'6"

Shower Room

Family Bathroom

## Outside

Enclosed Front Garden

Fully Tarmac  
Sweeping Driveway

Extensive Enclosed  
Private Rear Garden

Detached Garage

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:  
[johnminnis.co.uk](http://johnminnis.co.uk)

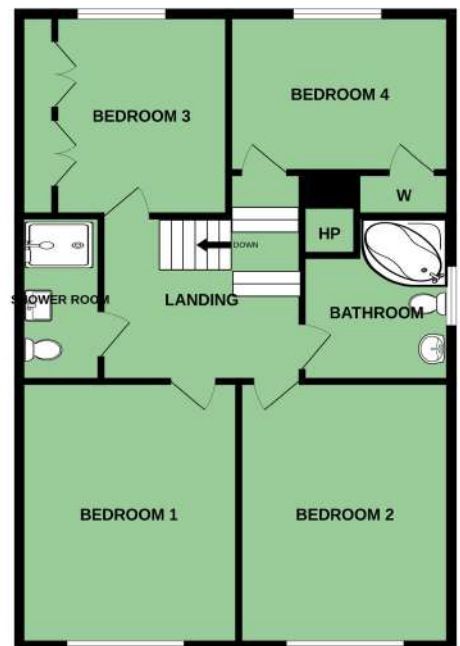




## Property Features

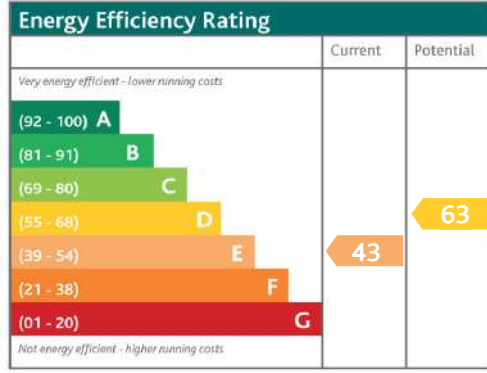
- Superb Red Brick Detached Family Residence in Cherryvalley, East Belfast
- Occupying a Mature Private Site of Circa 1/3 of an Acre
- Retaining Many Original Features Such as Cornice Ceilings, Picture Rails, Wood Panelled Walls, Fireplaces and Leaded Glass Windows
- Bright, Spacious and Generously Proportioned Accommodation Throughout
- Front Family Room with Bay Window and Sliding Doors to a Separate Dining Room / Snug
- Bespoke Fitted Kitchen with Excellent Range of Integrated Appliances and Storage Units
- Kitchen Open to Sun Room / Lounge with French Doors to the Rear Garden
- Separate Utility Room with Downstairs WC and Walk in Pantry / Storage Room
- Four Well Proportioned Double Bedrooms
- Family Bathroom with White Suite and Both Bath and Shower Facilities
- Separate Newly Fitted Shower Room
- Sweeping Tarmac Driveway with Patioed Parking Bay and Further Ample Private Parking
- Enclosed Private Front Garden with Vast Array of Mature Trees, Shrubs and Plants and Surrounding Grass Areas
- Hardwood Sliding Doors Leading to a Private Rear Courtyard
- Extensive Rear Garden with Southerly Aspect Laid in Lawns with Surrounding Mature Trees and Hedging and Access to a Detached Garage and Greenhouse
- Raised Patio Area to the Rear of the Garden with Potential For an Outhouse / Sun Room
- Double Glazing Throughout & Oil Fired Central Heating





# Directions

Coming up the Gilnahirk Road from the Kings Road, turn right on to Cherryvalley. Number 27 is located on the left hand side.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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## Awards & Recognition



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