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ESTATE AGENTS &  
LETTING SPECIALISTS

13 Ardgreenan Drive | Belfast, BT4 3FQ  
OFFERS OVER £199,950

Scan for Property Details  
and to Arrange a Viewing

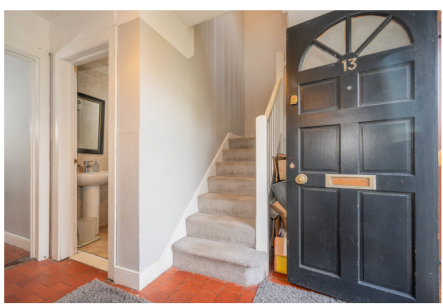




**Offers Over £199,950**  
Semi-Detached  
3 Bedrooms  
2 Receptions

## Property Features

- Well Presented Three Bedroom Semi-Detached Property Located in Ballyhackamore, East Belfast
- Sought After Location Within Walking Distance of Bustling Ballyhackamore Village
- Situated Beside the Comber Greenway with Cycling Commute to City Centre and Comber
- Within the Catchment Area to a Range of Leading Primary and Grammar Schools
- Priced to Allow for Sympathetic Updating
- Bright and Airy Reception Hall with Downstairs Fitted Bathroom
- Separate Living Room with Outlook to Front
- Spacious Living Dining Room with Wood Burning Stove
- Fitted Kitchen with Access to Rear Garden
- Three Well Appointed Bedrooms
- Separate WC
- Front Garden Laid in Lawns
- Enclosed Private Rear Garden with Southerly Aspect
- Concrete Driveway with Private Off Street Parking
- Gas Fired Central Heating & UPVC Double Glazing



# Accommodation

## Ground Floor

Covered Entrance Porch

Reception Hall

Downstairs Bathroom

Lounge  
11'5" x 10'4"

Living / Dining Room  
15' x 11'2"

Kitchen

## First Floor

Landing

Bedroom One  
15' x 11'3"

Bedroom Three  
12'8" x 8'

Bedroom Two  
11'5" x 10'

Separate WC

## Outside

Enclosed Front Garden

Enclosed Rear Garden

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



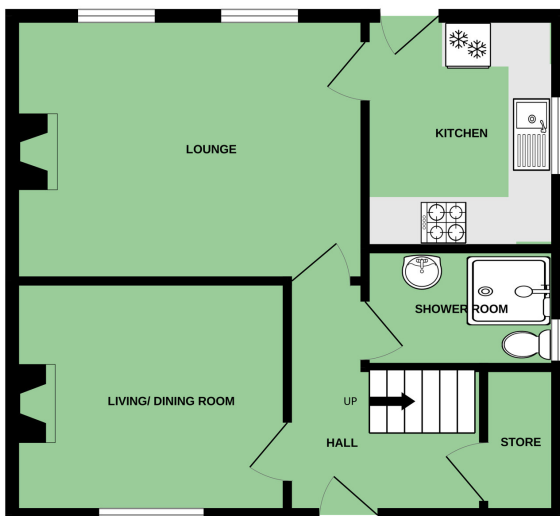
We are delighted to bring to the market this well-appointed three bedroom semi-detached property positioned in the heart of Ballyhackamore, East Belfast. Occupying a fantastic south facing site, the property is ideally positioned close to a host of local amenities, public transport links and leading local primary and secondary schools offering ease of access to Belfast City Centre and Belfast City Airport for the daily commuter.

The property itself offers generous accommodation over ground and first floor comprising of spacious hallway, separate living room with outlook to front, spacious living dining room, fitted kitchen, downstairs bathroom with white suite, three well-proportioned bedrooms and a separate WC.

The property further benefits from a low maintenance rear garden with southerly aspect, private off street parking, UPVC double glazing throughout and gas fired central heating.

Competitively priced and likely to appeal to a range of potential purchasers and with demand currently extremely high for additional outdoor space and versatile indoor living space, we expect this property to gain instant momentum. We therefore recommend viewing at your earliest convenience.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Directions

Coming along Belmont Church Road, turn right on to Ardgreenan Drive. Number 13 is located on the right hand side.



## Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 - 100) <b>A</b>                         |           |           |
| (81 - 91) <b>B</b>                          |           |           |
| (69 - 80) <b>C</b>                          |           |           |
| (55 - 68) <b>D</b>                          | <b>66</b> | <b>67</b> |
| (39 - 54) <b>E</b>                          |           |           |
| (21 - 38) <b>F</b>                          |           |           |
| (01 - 20) <b>G</b>                          |           |           |
| Not energy efficient - higher running costs |           |           |



### Viewing

By appointment through agent.

### Free Valuation

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



## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

### Awards & Recognition



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John Minnis Belfast  
7 Library Court  
404 Upper Newtownards Road  
Belfast  
BT4 3GE  
T: 028 9065 3333



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