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ESTATE AGENTS &  
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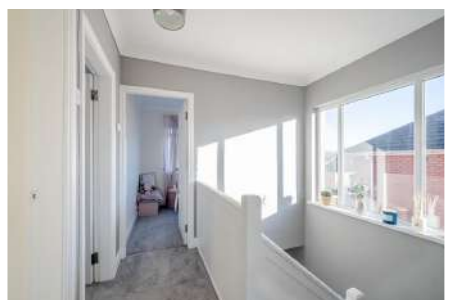
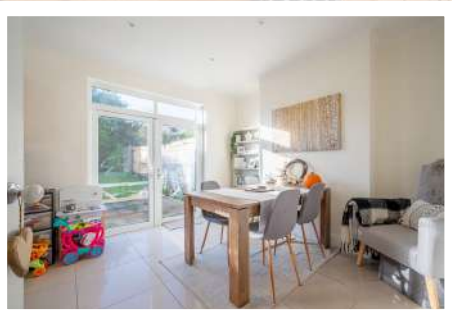
**85 Abbey Park | Belfast, BT5 7HP**  
**OFFERS AROUND £235,000**

**Scan for Property Details  
and to Arrange a Viewing**





**Offers Around £235,000**  
Semi-Detached  
3 Bedrooms  
2 Receptions



## Property Features

- Deceptively Spacious Three Bedroom Semi-Detached Property Located Between the Kings Road and Upper Newtownards Road
- Within Close Proximity to Many Local Amenities Such as Kings Square, Comber Greenway, Stormont Parliament Buildings, Belfast City Airport and Ballyhackamore Village
- Spacious Reception Hall
- Separate Front Lounge
- Open Plan Kitchen Diner with Bespoke Fitted Kitchen and Ample Space for Casual Dining
- Modern Family Bathroom with White Suite
- Three Well Proportioned Bedrooms
- Detached Garage
- Oil Fired Central Heating
- uPVC Double Glazing Throughout
- Private Off Street Parking
- Enclosed Private Rear Garden
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast

# Accommodation

## Ground Floor

Spacious Reception Hall

Living Room  
11'6" x 11'6"

Kitchen/Diner  
19'8" x 12'3"

## First Floor

Landing

Bathroom

Bedroom One  
11'6" x 11'4"

Bedroom Two  
11'6" x 11'4"

Bedroom Three  
9' x 7'8"

## Outside

Front Garden

Garage  
17'7" x 9'1"

Enclosed Private  
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 attractive red brick, three bedroom semi-detached property located in a quiet sought after area between the Kings Road and Upper Newtownards Road, within walking distance to many local shops, restaurants and cafes. This property is also within close proximity to many local amenities such as Kings Square, Eastpoint Entertainment Village, Comber Greenway, Stormont Parliament Buildings, Belfast City Airport and Ballyhackamore Village. It also provides easy access to public transport links to Belfast with a number of leading primary, secondary and grammar schools a short distance away.

Offering bright and spacious accommodation throughout, the property comprises of a spacious reception hall, separate front lounge, a bespoke fully fitted kitchen open plan to ample dining space, three well-proportioned bedrooms and a family bathroom with white suite. Externally the property has a front garden with ample off street parking, an enclosed private rear garden and a detached garage.

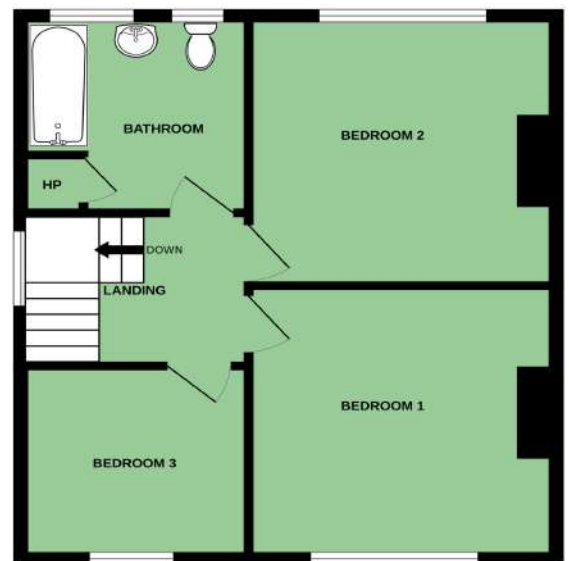
The property further benefits from oil fired central heating, uPVC double glazing throughout and stunning views of Stormont Estate.

With nothing to do but simply move in, this property has many highly sought after attributes and is likely to appeal to numerous potential purchasers. We therefore recommend internal inspection of this property at your earliest convenience to appreciate all this this property has to offer.

GROUND FLOOR



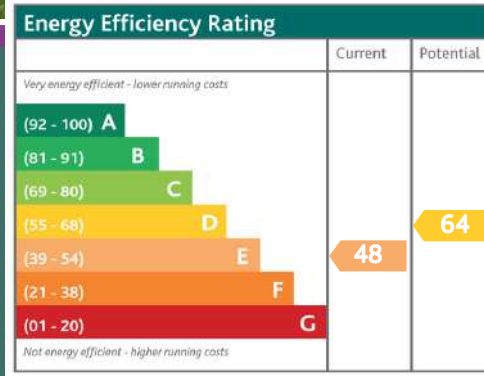
1ST FLOOR



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. Made with Metroplan ©2023

# Directions

Coming along the Kings Road towards Dundonald, turn left on to Abbey Road and then take a right on to Abbey Park. Number 85 is located on the right hand side.



## Viewing

By appointment through agent.

## Free Valuation

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



## JOHNMINNIS RENTALS

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