



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

21 Cherryvalley Park | Belfast, BT5 6PL
OFFERS AROUND £350,000

Scan for Property Details
and to Arrange a Viewing





Offers Around £350,000
Semi-Detached
3 Bedrooms
1 Reception

Property Features

- Attractive Bay Fronted Semi-Detached Property Located on a Tree Lined Residential Address off Cherryvalley
- Occupying an Excellent Site in a Highly Sought After Location
- Within the Catchment Area to Many of Belfast's Leading Primary and Grammar Schools
- Within Walking Distance to the Bustling Ballyhackamore Village, Kings Square and Cherryvalley Shops
- Situated Beside the Comber Greenway within Cycling Commute to City Centre and Comber
- Three Well Appointed Bedrooms
- Through Lounge/Dining Room with Bay Window and Dual Aspect
- Bespoke Fitted Modern Kitchen with Access to Rear Patio and Garden
- Modern Fitted Family Bathroom with White Suite
- Roof space with Excellent Storage
- Driveway to Front and Rear with Generous Private Off-Street Parking
- Enclosed Rear Garden Part Patioed and Part Laid in Lawns with Excellent Privacy
- Gas Fired Central Heating & UPVC Double Glazing Throughout
- Broadband Speed – Ultrafast



Accommodation

Ground Floor

Reception Porch

Reception Hall

Through Lounge / Dining Room
23'8" x 11'10"

Kitchen
17'6" x 8'5"

First Floor

Return

Bathroom

Bedroom One
15' x 13'1"

Bedroom Two
10'5" x 9'4"

Bedroom Three
8'5" x 7'

Outside

Enclosed Mature Rear Garden Laid in Lawns

Vehicular Access to Rear Paved Parking Area

For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk



We are delighted to bring to the market this attractive three-bedroom semi-detached property located on a tree lined, sought after residential address just off Cherryvalley in East Belfast. Occupying an excellent site on the prestigious Cherryvalley Park, this enviable location boasts ease of access to Ballyhackamore Village, and for the city commuter, it is within easy reach of main arterial routes, including the outer ring and is within the catchment area to a wide and varied range of leading primary and grammar schools. In short, on the ground floor, the accommodation comprises of a spacious reception hall, open plan living and dining room with dual aspect windows and a bespoke fitted kitchen with access to the rear patio and garden. To the first floor, there are three well-proportioned bedrooms and a modern fitted family bathroom. Externally, the property benefits from off street parking to the front and rear for several cars. Of particular note is the beautiful eucalyptus tree in the private enclosed rear garden. The property further benefits from gas fired central heating and UPVC double glazing throughout.

With so many sought after attributes, we are sure this property will gain instant momentum in the current market. We therefore recommend viewing at your earliest convenience to appreciate all it has to offer.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and other fittings are approximate and no responsibility is taken for any error or omission in the drawings. This plan is for illustrative purposes only and should be taken in conjunction with the descriptive particulars. The services, systems and appliances shown hereon have been tested and are guaranteed to be in full compliance with the relevant standards. Made with Microsoft Office 2010

Directions

Travelling along King's Road country bound turn right at the traffic lights onto Gilnahirk Road. Turn right into Cherryvalley. Cherryvalley Park is located off Cherryvalley on the left hand side. Number 1 is located on the right hand side. Cherryvalley is the road running between Gilnahirk Road and Knock dual carriageway.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	66	68
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
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.



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