



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

1 Kensington Road | Belfast, BT5 6NF
OFFERS AROUND £750,000



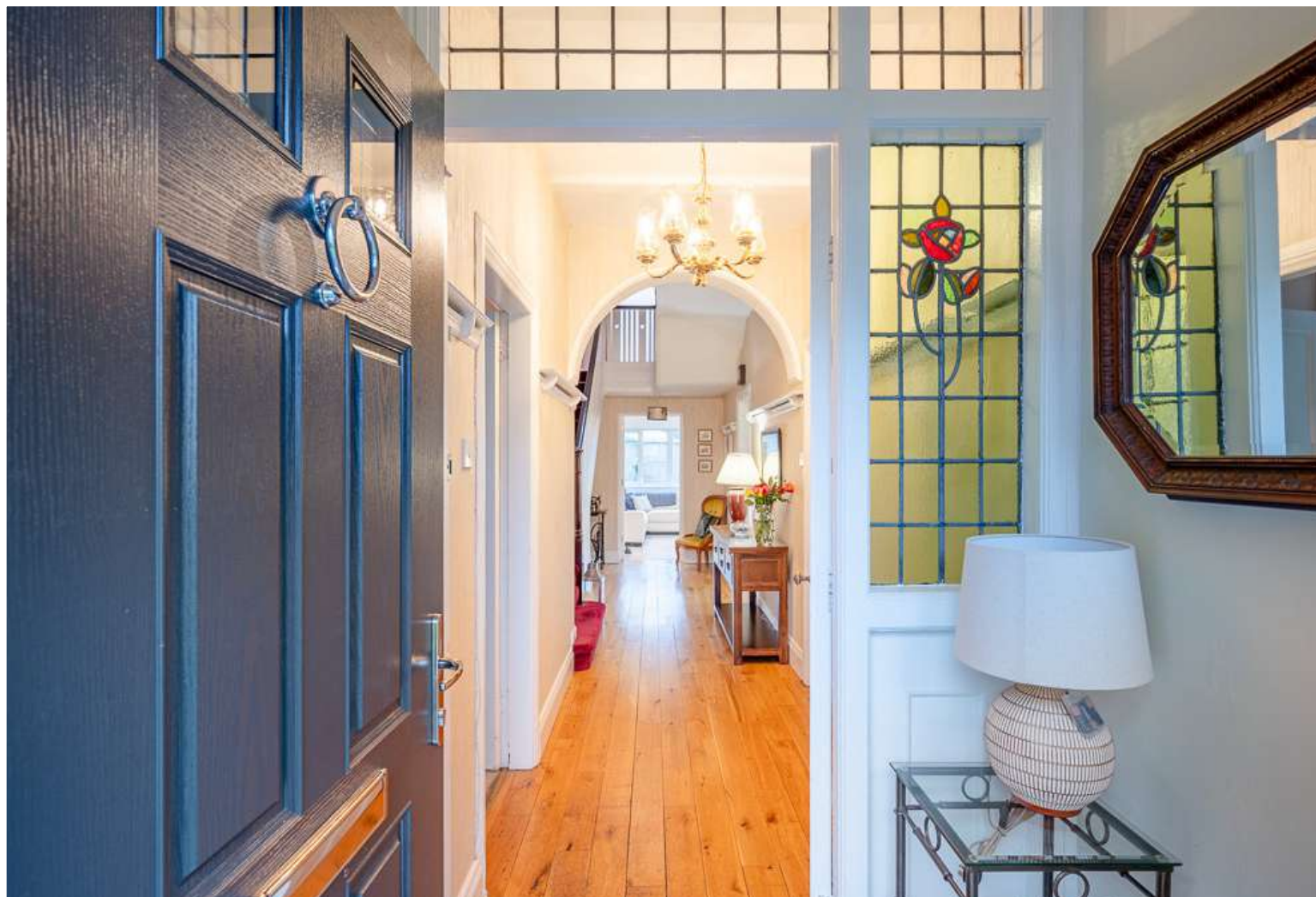
The Property

We are delighted to bring to the market this fantastic period detached property located in this much desirable and ever sought after address on Kensington Road in the heart of Cherryvalley. As one of Belfast's most desirable areas it is ideally situated within close proximity to Ballyhackamore and Belmont Villages with their wide variety of shops and restaurants. Belfast City Centre and Belfast City Airport are also easily accessible via main arterial routes and public transport links. This well-established address also lies within the catchment area for a wide and varied range of leading primary and grammar schools. Occupying a corner position, this property has undergone extensive renovations over recent years creating a superb family home that leaves little for the purchaser to do but simply move in.

Offering bright and spacious accommodation throughout, on the ground floor the property comprises of; spacious reception hall, walk in cloakroom with excellent storage, three reception rooms and a downstairs shower room with modern white suite. Of particular note is the kitchen open plan to ample living and dining space leading to a utility room. The kitchen is bespoke in cherry wood with quartz worktops with a range of integrated appliances and an island unit with casual breakfast bar dining. With south facing windows in the kitchen, this ensures that the space is filled with natural light throughout the day.

The accommodation is further complimented over two more floors, with three well-proportioned bedrooms, principle with ensuite shower room, a dressing room, office and luxurious family bathroom with white suite on the first floor. On the top floor there are two more bedrooms, one with ensuite shower room and access to the attic which provides excellent storage. To the exterior there is an enclosed easily maintained landscaped part paved, part laid in lawns garden ideal for outdoor entertaining and side garden laid in lawns ideal for children at play. There is parking for two to three cars to the front via pillared entrance leading to a large timber garage.

In addition, the property benefits from uPVC double glazing throughout and oil-fired central heating. Properties of this calibre rarely present themselves to the open market and boasting so many quality attributes this home can only fully be appreciated by internal inspection.





Offers Around £750,000
Detached
5 Bedrooms
4 Receptions



Accommodation

Ground Floor

Covered Entrance Porch

Spacious Reception Hall

Walk-In Cloakroom

Ground Floor Shower Room

Living Room
13'9" x 12'11"

Lounge
14'4" x 13'9"

Dining Room
13'9" x 12'11"

Kitchen / Living / Dining Space
24'1" x 15'3"

Utility Room

First Floor

First Floor Return

Study / Home Office
9' x 6'11"

Landing

Bathroom

Bedroom One / Principle Suite with En Suite Shower Room
17'5" x 13'9"

Bedroom Two
13'9" x 12'11"

Bedroom Three
14'4" x 10'8"

Second Floor

Second Floor Return

Bedroom Four with En Suite Shower Room
17'5" x 13'9"

Bedroom Five / Home Office
19' x 7'11"

Luggage Room

Outside

Pillared Entrance

Tarmac Driveway leading to Timber Garage

Mature Front Gardens Laid in Lawns

Extensice Brick Paviour Rear Patio Areas

Gardens Surround the Property to the Side and Rear

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk





Property Features

- Attractive Period Detached Family Home
- Bright and Spacious Reception Hall
- Gracious Front Lounge with Mature Outlook to Front
- Living Room with Dual Aspect and Open Fire
- Separate Dining Room with Solid Oak Wooden Flooring
- Walk-in Cloakroom with Excellent Storage
- Bespoke Fitted Kitchen with Range of Integrated Appliances and Casual Breakfast Bar Dining Open Plan to Ample Family Living Space
- Utility Room
- Downstairs Shower Room with Contemporary White Suite
- Three Well Proportioned First Floor Bedrooms Including Main Bedroom with En Suite Shower Room and Dressing Room
- Study/Home Office
- Family Bathroom with Contemporary White Suite and Tasteful Tiling Detail
- Two Additional Bedrooms on Top Floor, Main Bedroom with En Suite
- uPVC Double Glazed Windows
- Oil Fired Central Heating
- Mature Front, Side and Rear Gardens Ideal for Outdoor Entertaining or Children at Play
- Fully Enclosed Fencing with Ample Parking. Extensive Paved Patio Areas
- Large Detached Timber Garage
- Excellent Convenience and Privacy

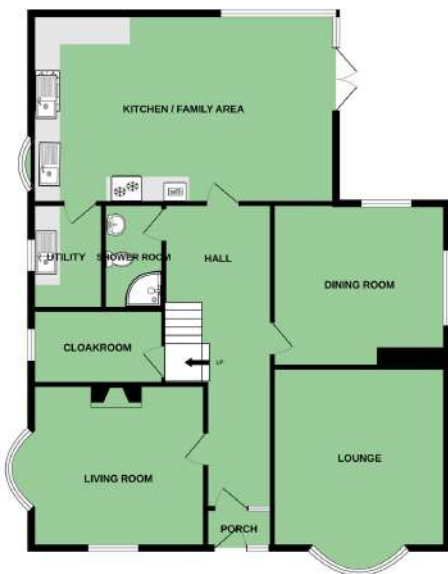




GROUND FLOOR

1ST FLOOR

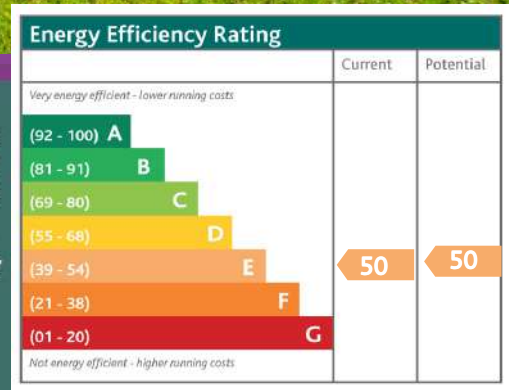
2ND FLOOR



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

Travelling along the Knock Road in the direction of Cherryvalley, turn left on to Kensington Road. No 1 is on the right-hand side before the turning to Kensington Gardens.



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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