

# AGREED

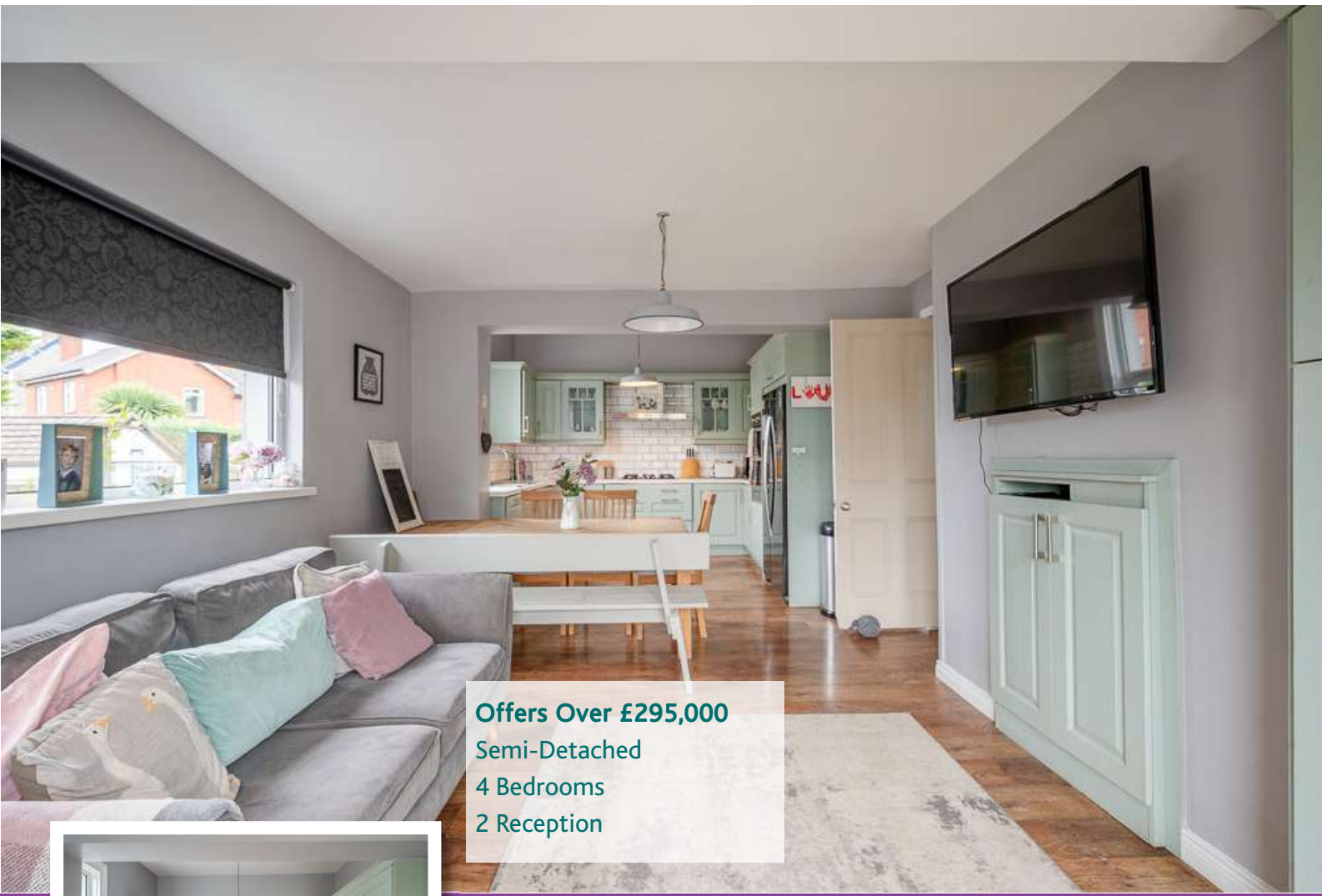


**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**14 Barnetts Road | Belfast, BT5 7BA**  
**OFFERS OVER £295,000**

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





Offers Over £295,000  
Semi-Detached  
4 Bedrooms  
2 Reception



## Property Features

- Attractive Four Bedroom Semi-Detached Period Home Located Just off the Kings Road in East Belfast
- Boasting Character and Charm
- Within Close Proximity to Many Local Amenities Such as King's Square, Comber Greenway, Stormont Parliament Buildings, Belfast City Airport and Ballyhackamore Village
- Bright and Spacious Lounge with Marble Feature Fireplace
- Open Plan Kitchen with Ample Living and Dining Space with Patio Doors to Rear Courtyard
- Four Well Proportioned Bedrooms
- Utility Room
- Separate WC
- Family Bathroom with White Suite
- Gas Fired Central Heating and UPVC Double Glazing
- Private Off Street Parking for Two to Three Cars
- Enclosed Easily Maintained Courtyard Ideal for Outdoor Entertaining
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast

# Accommodation

<b>Ground Floor</b>	Separate WC
	<b>Bedroom One</b> 19'4" x 13'
<b>Spacious Reception Hall</b>	
	<b>Bedroom Two</b> 11'8" x 9'
<b>Front Lounge</b> 19'1" x 14'6"	
	<b>Bedroom Three</b> 12'4" x 12'
<b>Kitchen</b> 25'6" x 11'	
<b>First Floor</b>	<b>Second Floor</b>
<b>Landing</b>	<b>Landing</b>
<b>Utility/Laundry Room</b>	<b>Family Bathroom</b> 11'2" x 9'

**Bedroom Four**  
17'5" x 10'

## Outside

**Enclosed Brick Paviour Courtyard With Driveway**

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 four-bedroom semi-detached period home on Barnetts Road. Located just off the Kings Road, this property is within close proximity to many local amenities such as King's Square, Eastpoint Entertainment Village, Comber Greenway, Stormont Parliament Buildings, Belfast City Airport and Ballyhackamore Village.

This desirable location is well renowned for convenience for the city commuter with ease of access to main arterial routes. The property also lies within the catchment area to a range of leading primary, secondary and grammar schools.

Offering bright and spacious accommodation throughout, on the ground floor the property comprises of: spacious hallway, superb open plan kitchen with ample dining space leading to a private courtyard through French doors and a separate lounge with marble feature fireplace. To the first floor there are three well-appointed bedrooms, utility room and separate WC. On the top floor, there is a fourth bedroom and family bathroom. The property further benefits from gas fired central heating, uPVC double glazing and off street parking for two cars.

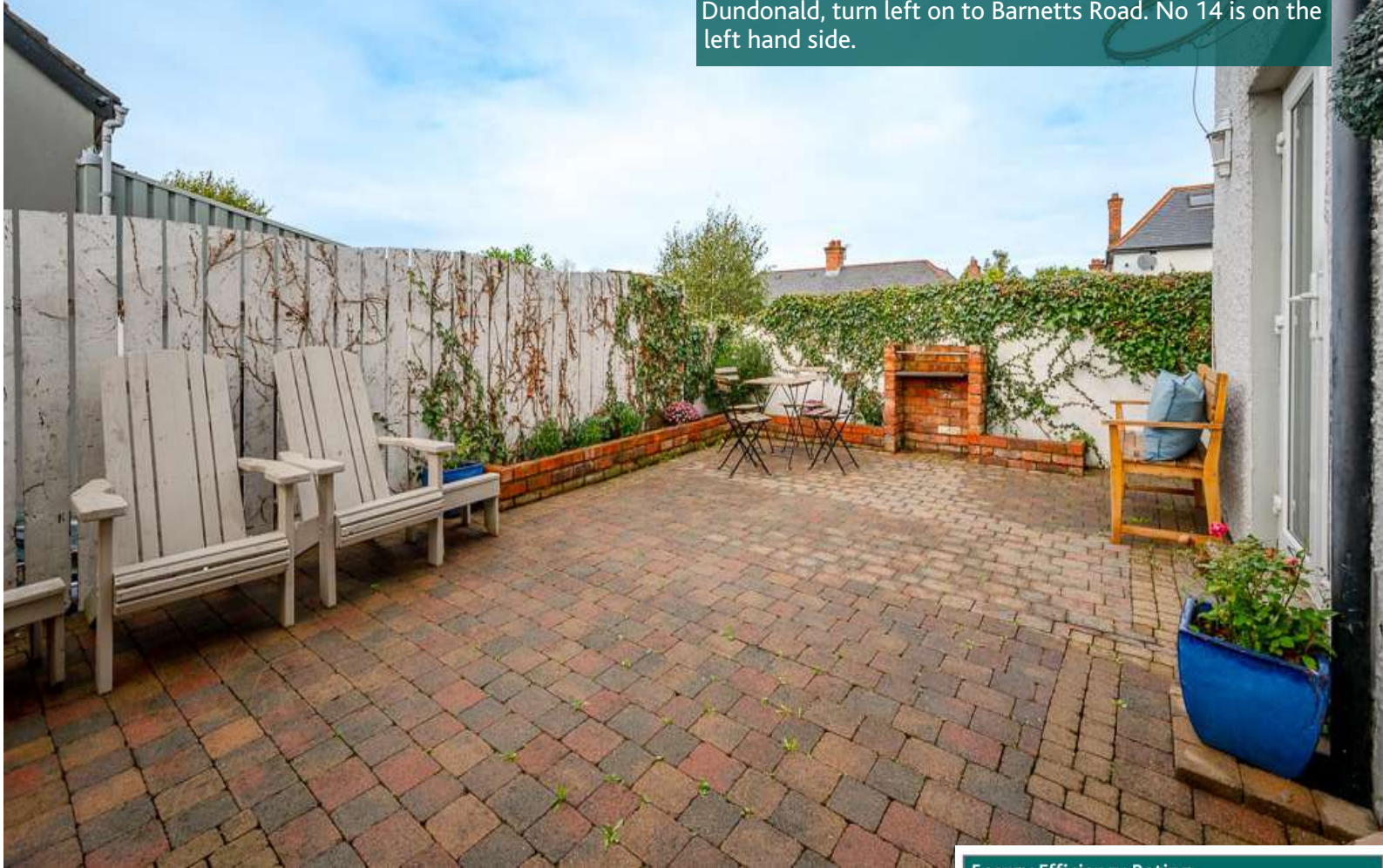
A property of this calibre with such character and charm rarely presents itself to the open market. Combining such convenience with beautifully presented accommodation, we recommend your earliest internal inspection.



\*While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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 a guide only in conjunction with the written particulars. The vendor, agents and applicable law do not warrant and no guarantee as to their accuracy or efficiency can be given.  
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# Directions

Travelling along the Kings Road in the direction of Dundonald, turn left on to Barnetts Road. No 14 is on the left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>	52	
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
		65



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



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