



6 GORTIN DRIVE

Belfast, BT5 7ES

Offers around **£275,000**



DETACHED | 3  | 1  | 3 

We are delighted to bring to the market this magnificent three bedroom detached bungalow located just off the Kings Road in East Belfast.

KEY FEATURES

- Fantastic Mature Corner Site with Excellent Privacy and South Facing Rear Garden
- Spacious Hallway
- Front Lounge
- Separate Living/Dining Room
- Fitted Kitchen with Range of High- and Low-Level Units, Open Plan to Ample Dining Space
- Conservatory
- Three Well Appointed Bedrooms
- Fitted Family Bathroom with White Suite
- Car Port and Integral Garage
- Off Street Parking for Two to Three Cars
- Economy 7 Heating
- UPVC Double Glazing Throughout
- Broadband Speed - Ultrafast
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

- Reception Porch
- Reception Hall
- Front Lounge 15'1" x 12'1"
- Living Room 11'4" x 10'11"
- Family Bathroom
- Bedroom One 13' x 10'1"
- Bedroom Two 10'1" x 12'1"
- Bedroom Three 10'1" x 12'1"
- Kitchen Open Plan to Living and Dining Space 20'7" x 17'1"
- Conservatory 20'7" x 9'10"

Outside

- Tarmacked Driveway to Front
- Front Forecourt Part Laid in Pebble Stones, with Tarmacked Pathway
- Car Port Leading to Integral Garage
- Rear South Facing Garden Part Laid in Lawns
- Patio Area



DIRECTIONS

Travelling along Kings Road in the direction of Dundonald, turn left on to Gortin Park. Take the third right on to Gortin Drive. Number 6 is located at the end of the cul-de-sac on the left hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F	30	44
1-20 G		
<i>NOT energy efficient - higher running costs</i>		

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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