



31 LEATHEN SQUARE

Belfast, BT16 2QL

Offers around **£210,000**



MID TERRACE | 4  | 2  | 2 

We are delighted to bring to the market this well presented four-bedroom townhouse located in the picturesque and much sought after Leathem Square development just off Comber Road near the Ulster Hospital.

KEY FEATURES

- Close Proximity to the Glider Bus Service and Main Arterial Transport Routes
- Convenient Location with Belmont and Ballyhackamore Only Ten Minutes' Drive
- Bright and Spacious Lounge
- Fitted Kitchen Open to Ample Dining Space
- Utility
- Four Well Proportioned Bedrooms, Main Bedroom with Ensuite Shower Room
- Family Bathroom with White Suite
- Driveway Parking
- Integral Garage with Automatic Door
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- No Onward Chain
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

- Reception Hall
- Downstairs WC
- Bedroom Four/Snug
9'6" x 10'4"
- Integral Garage
17'7" x 9'9"
- Utility
6'7" x 6'2"

First Floor

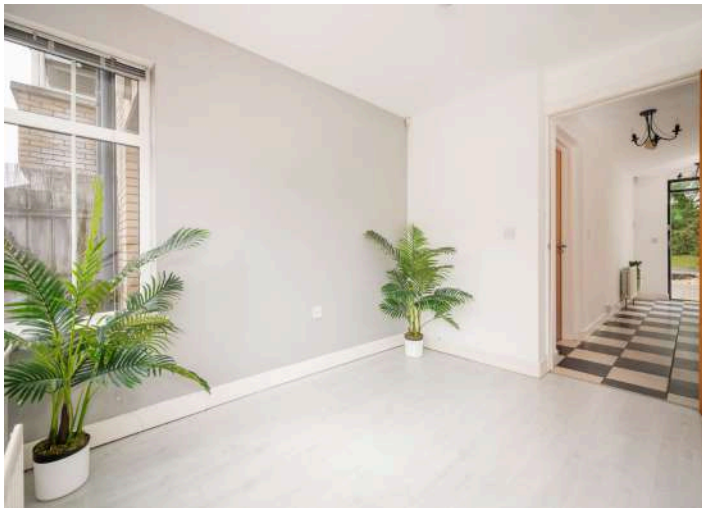
- Landing
- Kitchen/Diner
11' x 16'10"
- Front Lounge
12'4" x 16'11"

Second Floor

- Landing
- Family Bathroom
- Bedroom One
8'11" x 13'3"
- Ensuite Shower Room
- Bedroom Two
8'8" x 9'7"
- Bedroom Three
8'8" x 9'1"

Outside

- Fully Paved Rear Garden
Ideal for Outdoor
Entertaining



DIRECTIONS

Travelling along the Comber Road in the direction of Comber, turn right on to East Link Road. Take the first right onto Leathem Square. Number 31 is located along the road 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		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	78	78

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



OUR BRANCHES

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