

**AGREED**



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**4 Cherryvalley Gardens | Belfast, BT5 6PQ**  
**OFFERS OVER £329,950**

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







**Offers Over £329,950**  
Semi-Detached  
3 Bedrooms  
2 Receptions

## Property Features

- Attractive Red Brick Bay Fronted Property Finished to the Highest Standard Throughout
- Occupying a Private Position 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
- Front Lounge with Bay Window
- Separate Living/Dining Room with Feature Cast Iron Fireplace
- Bespoke Fitted Modern Kitchen with Separate Utility
- Downstairs Shower Room
- Modern Fitted Family Bathroom with White Suite and Separate WC
- Fully Floored Roof space with Excellent Storage
- Driveway with Generous Private Off-Street Parking
- Low Maintenance Enclosed Rear Garden Part Patioed and Part Laid in Lawns with Excellent Privacy
- Gas Fired Central Heating & UPVC Double Glazing Throughout



# Accommodation

## Ground Floor

Spacious Reception Hall

Downstairs Shower Room

Living Room  
14' x 10'4"

Lounge  
14'6" x 10'8"

Kitchen

Utility Room

Sun Room  
15'7" x 14'

## First Floor

Landing

Bedroom One  
14'9" x 10'7"

Bedroom Two  
11'8" x 11'3"

Bedroom Three  
10'9" x 8'6"

Bathroom

Separate WC

Roofspace

## Outside

Stoned Driveway

Mature Rear Garden

Paved Patio Area

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 fantastically presented three-bedroom semi-detached property located just off the Gilnahirk Road in East Belfast. Occupying an excellent private site on the prestigious Cherryvalley Gardens and providing versatile, spacious accommodation throughout, properties of this calibre are in extremely short supply in the current market.

On the ground floor, the accommodation comprises of a spacious reception hall, front lounge with bay window, separate living/dining room with feature fireplace, a bespoke fitted kitchen with separate utility leading to a conservatory and a contemporary downstairs shower room. To the first floor there are three well-proportioned bedrooms, a modern fitted family bathroom with white suite and a separate WC.

The property further benefits from gas fired central heating, UPVC double glazing throughout, a floored roof space, off street parking for one to two cars and a private enclosed rear garden.

Immaculately finished, 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

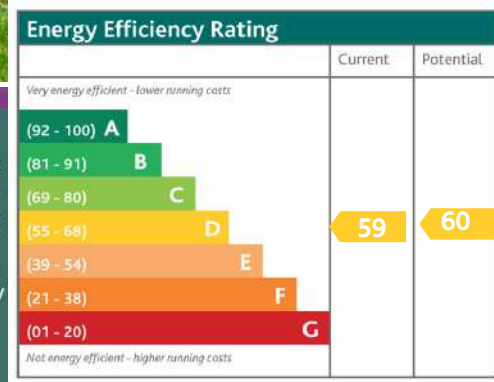


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metrage. ©2023



# Directions

Travelling along the Gilnahirk Road in the direction of Gilnahirk hills, turn right on to Cherryvalley Gardens. No 4 is location at the top of the road on the right hand side.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## JOHNMINNIS RENTALS

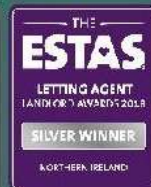
Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



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