



1 KENSINGTON ROAD

Belfast, BT5 6NF

Asking price **£699,950**



DETACHED | 5  | 4  | 4 

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.

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 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.

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.



KEY FEATURES

- Attractive Period Detached Family Home
- 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 to 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 Within the Catchment Area to Many of Belfast's Leading Primary and Grammar Schools



ROOM DETAILS

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/Dining/Living
Space
24'1" x 15'3"
- Utility Room

First Floor

- Return
- Study/Home Office
9' x 6'11"
- Bathroom
- Bedroom One/Principle
Suite with En Suite
Shower Room
14'3" x 13'9"
- Bedroom Two
13'9" x 12'11"
- Bedroom Three
14'4" x 10'8"

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
- Ample Parking
- Mature Gardens
- Extensive Rear Brick
Paviour Patio Areas





FLOOR PLANS



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 information only and does not constitute an offer of any property. 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.



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	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	50	50
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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