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LETTING SPECIALISTS

4 Edgumbe Park | Belfast, BT4 2EJ
OFFERS OVER £359,950

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Offers Over £359,950

Detached
3 Bedrooms
2 Receptions

Property Features

- Three Bedroom Detached Property
- Sought After Location Providing Excellent Convenience to Both Ballyhackamore Village, Belmont Village, Belfast City Centre and Belfast City Airport
- Within the Catchment Area to Many of Belfast's Leading Primary and Grammar Schools
- Spacious Entrance Hall
- Living Room with Feature Fireplace Leading to Conservatory
- Separate Dining Room
- Fitted Kitchen with Ample Space for Dining
- Utility Room with Additional Storage
- Three Well Proportioned Bedrooms, Principle with En-Suite Shower Room
- Family Bathroom with Coloured Suite
- Oil Fired Central Heating and uPVC Double Glazing Throughout
- Fully Paved Driveway with Ample Off-Street Parking
- Single Integral Garage
- Mature Rear Garden with Excellent Degree of Privacy



Accommodation

Ground Floor

Spacious Reception Hall

Drawing Room
17' x 11'4"

Conservatory
14'3" x 9'7"

Dining Room
14'9" x 9'9"

Kitchen
10'9" x 9'6"

Utility
9'2" x 5'5"

First Floor

Landing

Bedroom Two
16'3" x 9'6"

Bedroom Three
11'5" x 10'7"

Bedroom One with
EnSuite
17'7" x 9'4"

Family Bathroom

Roofspace

Outside

Rear Garden Part
Laid in Lawns

Garage
21'9" x 9'2"

Fully Paved Front
Driveway

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



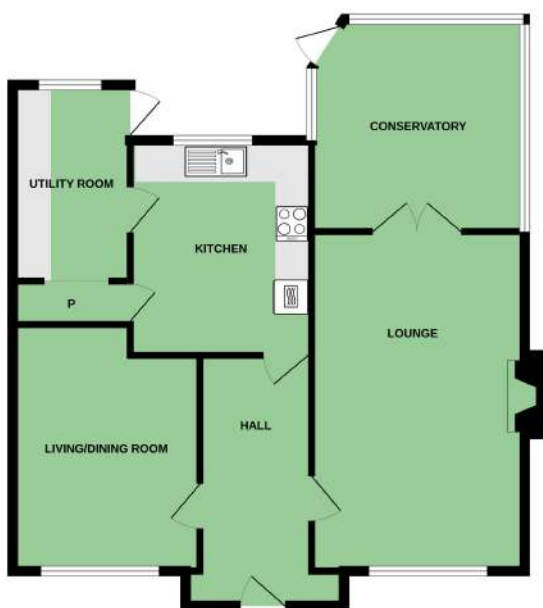
This detached family home occupies a superb level site just off the ever-popular Hollywood Road in East Belfast. This address offers high desirability, in a location that also boasts ease of access for the city commuter via the Metro route and George Best City Airport and is also within the catchment area of a wide and varied range of local primary and grammar schools. The property also enjoys a fantastic location with both Ballyhackamore and Belmont Villages a short stroll away with their vast array of shops, restaurants and boutiques.

In brief, the accommodation comprises of: Spacious reception hall with a generous under stair storage, front lounge with feature art deco fireplace, separate living/dining room, fitted kitchen with ample dining space and a utility room. To the first floor there are three well-proportioned bedrooms, principle with en-suite shower room and a family bathroom with coloured suite.

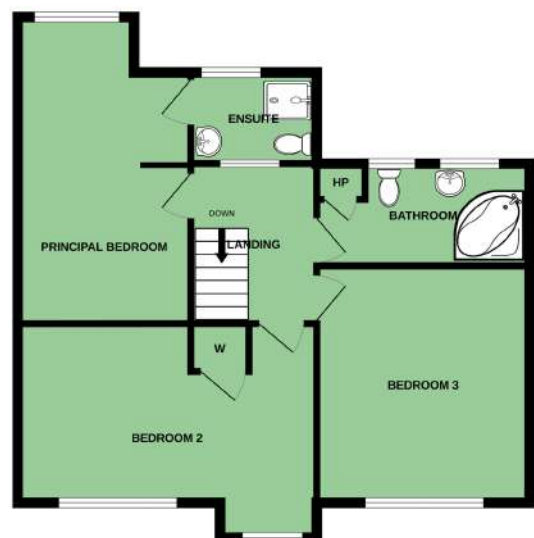
The property further benefits from oil fired central heating, UPVC double glazing throughout, a single integral garage, off street parking for one to two cars and an excellent private rear garden ideal for outdoor entertaining.

Ticking many boxes for the prospective buyer, we recommend internal inspection of this property at your earliest convenience to appreciate all that this deceptively spacious accommodation 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.
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Directions

Travelling along the Hollywood Road in the direction of Belmont Road, turn left on to Edgcombe Gardens, then turn left on to Edgcombe Park. No 4 is on the left hand side.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		60
(39 - 54) E	30	
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		



Viewing

By appointment through agent.

Free Valuation

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