



## 56 Diamond Gardens, Belfast, BT10 0HE

**Price Guide £475,000**

Located in a quiet, desirable residential area convenient to excellent schools, shops and public transport facilities this exceptional extended semi-detached residence comprises bright and well proportioned accommodation. Ready for immediate occupation, this home is beautifully presented having undergone renovation within recent years providing all that is required for modern day living whilst retaining many original period features. The accommodation comprises lounge with feature bay window and open fire, a stunning fitted kitchen which is open plan to excellent living / dining area with bi folding doors to rear, utility room, W.C, four good sized bedrooms, contemporary bathroom suite and en-suite shower room. Outside the property benefits from a rear garden in lawn with paved patio area, spacious driveway to front providing ample parking and detached garage.

- Beautifully Presented & Extended Red Brick Semi Detached Home
- Stunning Kitchen Open Plan To Spacious Living / Dining Room With Bi - Folding Doors To Rear
- Contemporary Bathroom Suite With Double Shower & Bath
- Detached Garage, Spacious Driveway
- Within Walking Distance To A Wide Range Of Amenities Including Leading Schools & Shops
- Lounge With Bay Window & Open Fire
- Four Excellent Bedrooms (Top Floor Bedroom With En-suite)
- Enclosed Rear Garden In Lawn With Paved Patio Area
- Gas Fired Central Heating, Solar Panels & Alarm System
- Excellent Transport Facilities All Nearby Including Train & Bus Stops & Access To The Motorway Network

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			

EU Directive 2002/91/EC

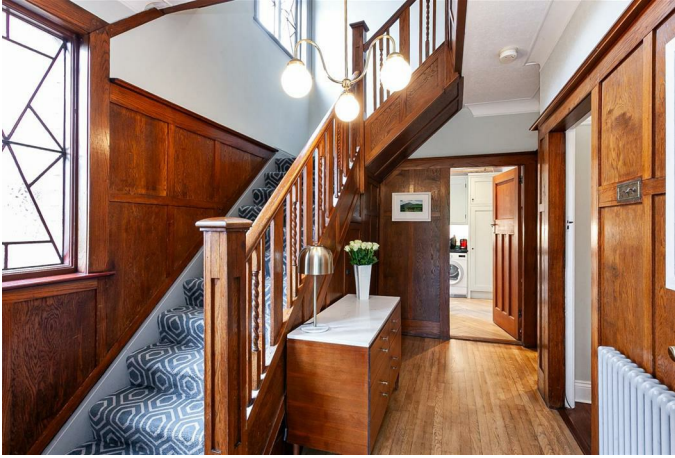


**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Hardwood front door with glass inset.

**RECEPTION HALL**



Original wood flooring, wood panelling, leaded glass window.

**LOUNGE 16'0" x 13'5" (4.9 x 4.1)**



Solid wood floor, feature fire with wood surround & marble inset / hearth.



**KITCHEN / LIVING / DINING 27'10" x 20'8" at  
widest points (8.5 x 6.3 at widest points)**



Beautiful range of high and low level units, quartz work surfaces, island unit with concealed sink unit, integrated dishwasher, integrated fridge / freezer, skylight, recessed spot lighting, Bi-folding doors to enclosed rear garden.







**UTILITY ROOM 10'2" x 9'6" (3.1 x 2.9)**



Range of high and low level units, granite work surfaces, plumbed for washing machine & tumble dryer, 1.5 stainless steel sink unit with mixer tap.

**W.C**



Low flush W.C, wash hand basin with vanity unit below, part tiled walls.

**ON THE FIRST FLOOR**

Leaded glass window.

**BEDROOM ONE 16'4" x 12'5" (5.0 x 3.8)**



Excellent range of mirrored sliding robes.

**BEDROOM TWO 11'1" x 11'5" (3.4 x 3.5)**



**BEDROOM THREE 11'1" x 9'6" (3.4 x 2.9)**





## BATHROOM



Contemporary suite comprising enclosed double shower, bath, wash hand basin with vanity unit below, low flush W.C,



## ON THE SECOND FLOOR

**BEDROOM FOUR 20'11" x 13'5" at widest points (6.4 x 4.1 at widest points)**



Velux window, storage in eaves.

## ENSUITE SHOWER ROOM

Low flush W.C, pedestal wash basin, enclosed shower, extractor fan, tiled flooring.

## OUTSIDE



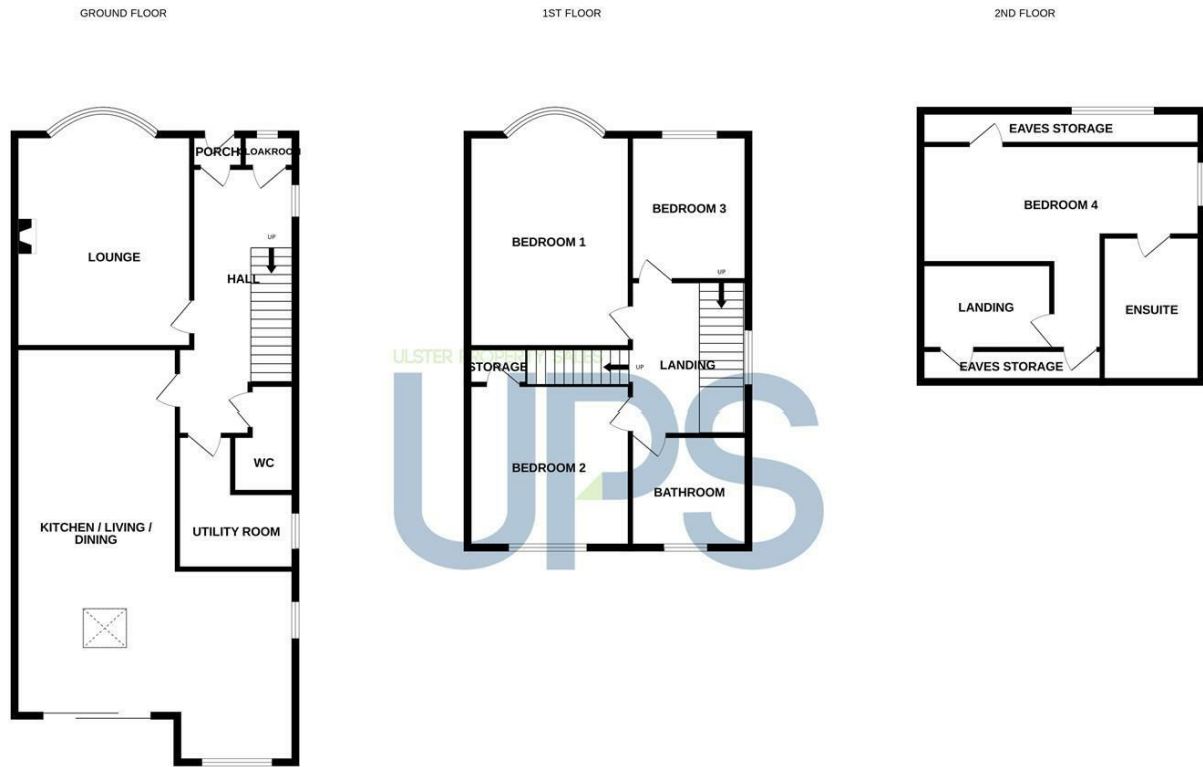
Enclosed rear garden in lawn with paved patio area. Water tap, security lighting. Spacious driveway providing ample off street parking.

## DETACHED GARAGE 31'5" x 12'1" (9.6 x 3.7)

Insulated electric roller door. Fully insulated, plumbed and wired.



# Floor Plan



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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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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