JOHNMINNIS

372 BELMONT ROAD

Belfast, BT4 2LB

Offers around **£369,950**

DETACHED | 4 🛏 | 1 🛁 | 3 🛋

We are delighted to bring to the market this charming four-bedroom detached family home located in a renowned residential address conveniently located on the Belmont Road in East Belfast.

KEY FEATURES

- Charming Detached Home
- Highly Sought-After Location
- Spacious Entrance Hall
- Downstairs WC/Walk in Cloakroom
- Lounge with Square Bay Window Through to Dining Room
- Fitted Kitchen Leading to Spacious Veranda
- Separate Family Room
- Four Well Proportioned Bedrooms
- Family Bathroom with Coloured Suite and Separate WC
- Enclosed Private Mature Rear Garden
- Driveway with Off Street Parking for One to Two Cars
- Attached Single Garage
- Floored Roof Space
- Oil Fired Central Heating & uPVC Double Glazing

ROOM DETAILS

Ground Floor

- Reception Porch
- Spacious Reception Hall
- Walk-In Cloakroom with WC
- Drawing Room 14'5" x 14'1"
- Dining Room 12'3" x 11'6"
- Kitchen 10'2" x 9'7"
- Family Room 13'1" x 11'9"

First Floor

- Return
- Spacious Landing
- Bathroom
- Separate WC
- Bedroom One 15'2" x 12'8"
- Bedroom Two 13'5" x 12'
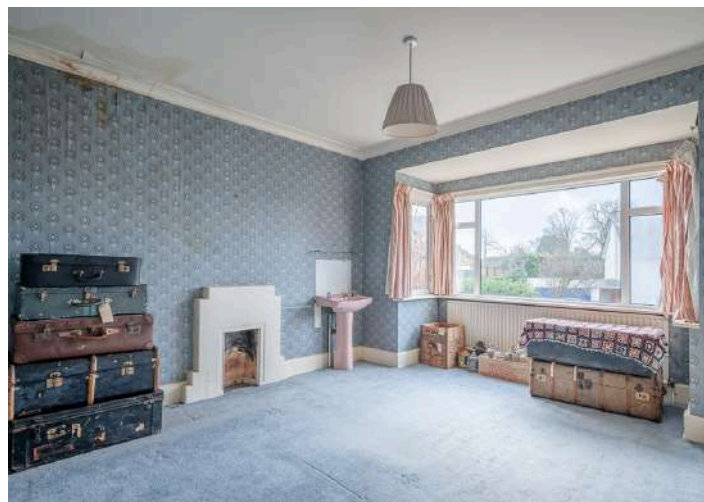- Bedroom Three 12'1" x 9'6"
- Bedroom Four 12'1" x 8'8"
- Roof Space

Outside

- Attached Garage 16' x 8'5"
- Enclosed Rear Garden Laid in Lawns
- Veranda

DIRECTIONS

Travelling along the Belmont Road in the direction of Stormont, continue straight on where the road meets Massey Avenue. No 372 is located on the left hand side after Knockmarloch Park.

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		65
39-54	E		
21-38	F	22	
1-20	G		
NOT energy efficient – higher running costs			

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

The Property Ombudsman

THE GUILD PROPERTY PROFESSIONALS

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Institute of Professional Auctioneers & Valuers