



191 BELMONT ROAD

Belfast, BT4 2AE

---

*Offers around* **£249,950**



SEMI-DETACHED | 3  | 1  | 2 

This well maintained semi detached home is situated off the Belmont Road and is within easy walking distance to both Ballyhackamore and Belmont villages.

## KEY FEATURES

- In the Catchment Area to a Range of Primary and Post Primary Schools
- Boasts Ease of Access for the Belfast City Centre Commuter
- Fully Fitted Kitchen with Casual Dining Area
- Living Room
- Separate Dining Room
- Ground Floor WC
- Three Well Proportioned Bedrooms
- Bathroom with Mixed Suite
- Oil Fired Central Heating
- Part PVC/Part Wooden Double Glazing
- Driveway Leading to Detached Garage
- Gardens to Front and Rear in Lawn
- Ideally Suited to First Time Buyer, Young Professional or Family Alike



## ROOM DETAILS

### *Ground Floor*

- Entrance Hall
- Ground Floor WC
- Living Room  
15'3" x 10'11"
- Dining Room  
11' x 9'1"
- Kitchen  
12'3" x 9'1"
- Conservatory  
12'3" x 9'1"

### *First Floor*

- First Floor Landing
- Bedroom One  
15'3" x 10'11"
- Bedroom Two  
12'3" x 10'11"
- Bedroom Three  
11' x 9'1"
- Bathroom

### *Outside*

- Garden to Rear
- Paved Patio Area
- Garage
- Driveway



## DIRECTIONS

*No 191 is situated at the entrance to Belmont Grange next door to Earlswood Veterinary Hospital.*



## 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		
92+	A	
81-91	B	
69-80	C	
55-68	D	57
39-54	E	
21-38	F	
1-20	G	65
NOT energy efficient – higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

