



# 14 WANDSWORTH COURT

Belfast, BT4 3GD

---

*Offers around* **£289,950**



SEMI-DETACHED | 3  | 2  | 1 

We are delighted to bring to the market this immaculately presented semi-detached family home in a popular residential area of East Belfast, within walking distance to both Ballyhackamore and Belmont Villages.

## KEY FEATURES

- Immaculately Presented Semi-Detached Property
- Positioned in a Quiet Cul De Sac
- Lounge with Outlook to Front and Feature Gas Fireplace
- Bespoke Fitted Contemporary Kitchen
- Downstairs WC
- Three Well Proportioned Bedrooms, Principal Bedroom with En Suite Shower Room
- Family Bathroom with Modern White Suite
- Gas Fired Central Heating & uPVC Double Glazing Throughout
- Private Enclosed Rear Garden Laid in Lawns, Ideal for Outdoor Entertaining and Children at Play
- Ample Driveway Parking
- Excellent Public Transport Routes and Close to Leading Primary and Post Primary Schools
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended



## ROOM DETAILS

### *Ground Floor*

- Spacious Reception Hall
- Downstairs WC
- Living Room  
14'9" x 11'10"
- Kitchen Open Plan to  
Ample Dining  
18'4" x 13'6"

### *First Floor*

- Landing
- Family Bathroom
- Bedroom One with En  
Suite  
14'9" x 10'8"
- Bedroom Two  
10'8" x 10'4"
- Bedroom Two  
10'8" x 8'
- Roof Space

### *Outside*

- Fully Tarmacked Driveway
- Side Gardens Laid in  
Lawns
- Rear Garden Part Paved  
Part Laid in Lawns



## DIRECTIONS

*Travelling along the Belmont Church Road in the direction of Ballyhackamore, turn left on to Wandsworth Parade. Wandsworth Court is the second right. Number 14 is located at the bottom of the cul-de-sac.*



## 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		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>	82	82
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
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     

