



20 GARRANARD PARK

Belfast, BT4 2GL

Offers around **£425,000**



DETACHED | 3  | 2  | 3 

We are delighted to bring to the market, this immaculately presented and extended detached villa, located off the ever popular and prestigious Circular Road, in leafy East Belfast.

Inside the accommodation comprises; enclosed entrance porch, entrance hall with downstairs furnished cloakroom, separate lounge and family room and an extended modern fitted kitchen with feature vaulted ceiling in the family/dining area, and a utility room. Upstairs there are three bedrooms, principal with ensuite shower room and a separate modern family bathroom with three piece suite.

Outside the gated tarmac driveway provides ample off street parking and leads to a detached garage. There are also well manicured gardens to front and rear in lawn with mature shrubs and trees, and a crazy paved patio area for outside entertaining along with a feature decking area.

Occupying a quiet position in a cul-de-sac this home is ideally located within walking distance to both Belmont and Ballyhackamore villages, with their vast array of local shops and restaurants. George Best City Airport and Belfast city centre are also easily accessible along with many well regarded Primary and Post Primary schools.

Early viewing is highly recommended to avoid disappointment as we expect early, immediate interest.



KEY FEATURES

- Extended Detached Villa Off Circular Road In Leafy East Belfast
- Lounge with Dual Aspect Windows
- Separate Family Room
- Contemporary Modern Fully Fitted Kitchen with Excellent Range of Units and Breakfast Island, Open to Family / Dining Area with Feature Vaulted Ceiling
- Separate Utility Room
- Three Bedrooms, Principal with Ensuite Shower Room.
- Modern Family Bathroom
- Furnished Downstairs Cloakroom
- PVC Double Glazing and Oil Fired Central Heating
- Tarmac Driveway with Ample Parking leading to Detached Garage
- Private Rear Garden Laid in Lawn with Crazy Paved Patio and Decking Areas
- Convenient Location Within Walking Distance to Both Ballyhackamore and Belmont Villages
- Within the Catchment Area to an Excellent Range of Schools and Within Easy Commuting Distance to Belfast City Centre and George Best City Airport



ROOM DETAILS

Ground Floor

- Entrance Porch
- Entrance Hall
- Furnished Cloakroom
- Lounge
18'11" x 10'7"
- Family Room
10'5" x 10'1"
- Open Plan Extended
Kitchen Diner and Snug
27'4" x 14'6"
- Utility Room

First Floor

- Landing
- Bedroom One with En
Suite
11' x 10'7"
- Bedroom Two
10'5" x 10'1"
- Bedroom Three
10'3" x 7'11"
- Bathroom"

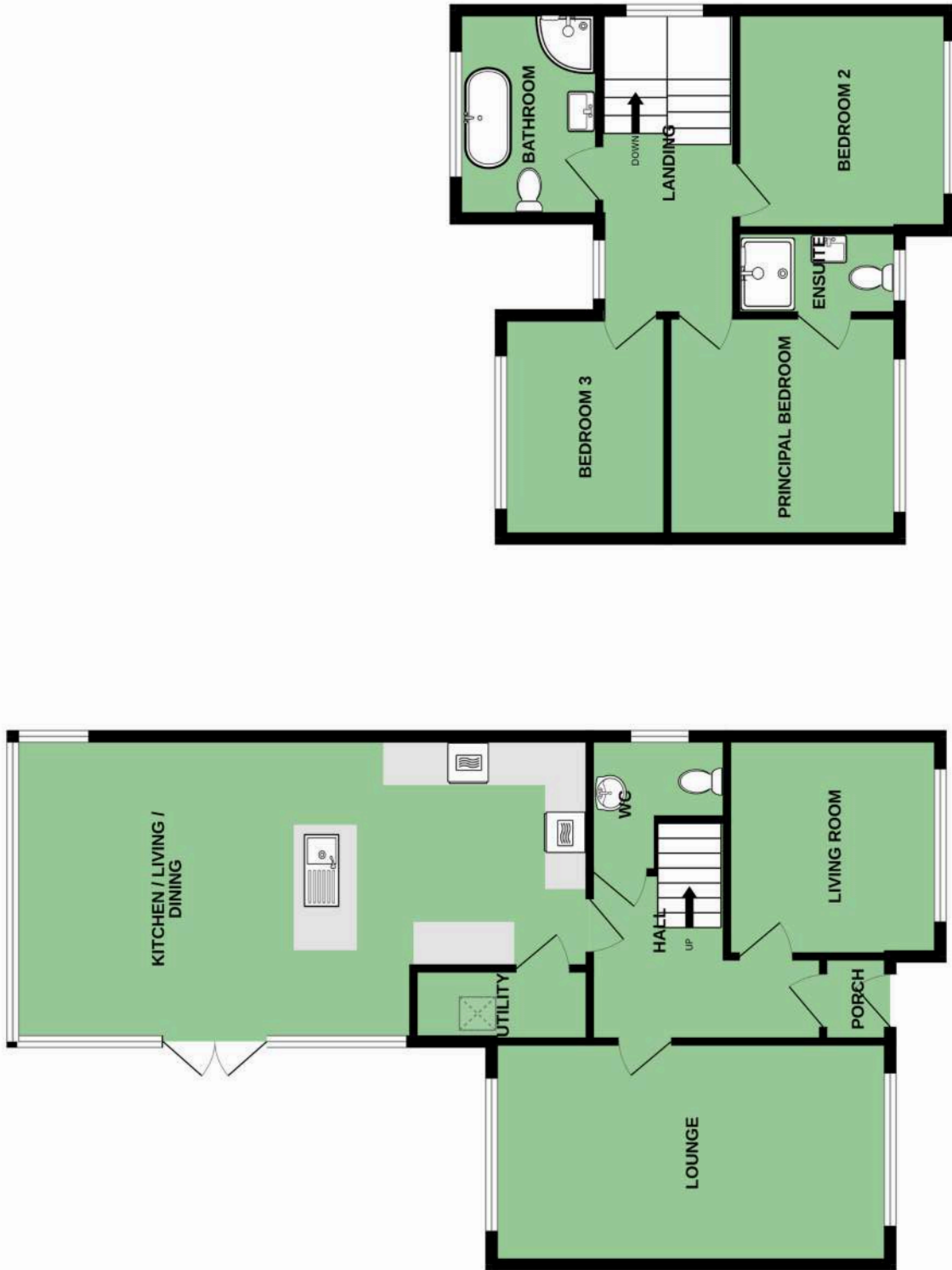
Outside

- Tarmac Driveway
- Garden to Front
- Private Rear Garden
- Detached Garage





FLOOR PLANS



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.



DIRECTIONS

Garranard Park can be located off the Circular Road close to entrance to CIYMS. No 20 is situated near the end of the road on the left hand side.



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		
39-54 E	45	63
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

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