



11 NEILLS HILL PARK

Belfast, BT5 6FL

Offers around **£195,000**



SEMI-DETACHED | 3  | 1  | 1 

We are delighted to bring to the market this superb three-bedroom semi-detached property situated on a fantastic site in Ballyhackamore, East Belfast.

KEY FEATURES

- Three Bedroom Semi-Detached Family Home
- Highly Sought After Location
- Fantastic Site with Excellent Privacy, Southerly Aspect and Potential for Extending
- Entrance Hall
- Living/Dining Room with Dual Aspect
- Fitted Kitchen and Space for Casual Dining
- Three Well Appointed Bedrooms
- Floored Roof Space, Access Via Slingsby Ladder
- Fitted Shower Room with Modern White Suite
- Fully Paved Driveway with Private Off-Street Parking
- Mature Rear Garden
- Detached Garage
- Oil Fired Central Heating & Double Glazing Throughout
- Early Viewing Highly Recommended
- Broadband Speed – Ultrafast



ROOM DETAILS

Ground Floor

- Spacious Reception Hall
- Living/Dining Room
22'6" x 13'5"
- Kitchen
19'6" x 8'8"

First Floor

- Landing
- Shower Room
- Bedroom One
12' x 13'5"
- Bedroom Two
12' x 10'4"
- Bedroom Three/Study
6'7" x 5'11"
- Fully Floored Roof Space

Outside

- Fully Paved Driveway
with Ample Parking
- Detached Garage
- Rear Garden Laid in
Lawns



DIRECTIONS

Coming along Sandown Road towards the Dual Carriageway, turn right on to Clara Park and then right again on to Neills Hill Park. Number 1 is located 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		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		55
39-54 E	48	
21-38 F		
1-20 G		
NOT energy efficient - higher running costs		

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



OUR BRANCHES

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