



# 10 UPPER BRANIEL ROAD

Belfast, BT5 7TS

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*Offers around* **£795,000**

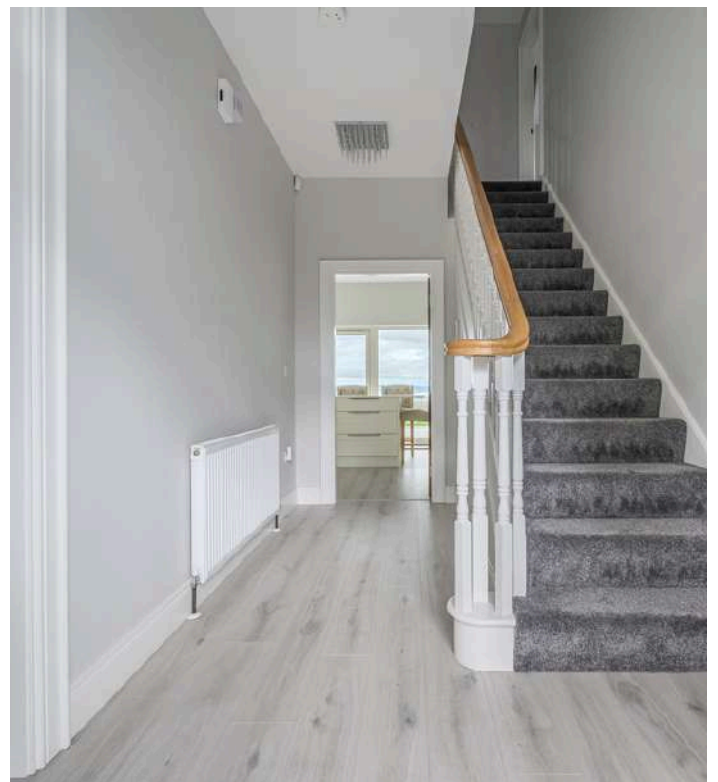


DETACHED | 5  | 4  | 3 

We are delighted to bring to the market this magnificent five bedroom Georgian style detached family home located conveniently just off the Ballygowan Road in Southeast Belfast.

Offering bright and spacious accommodation throughout, on the ground floor the property comprises of: a spacious hallway, a bespoke fitted kitchen, open plan to living and dining space with spectacular views across Belfast, utility room, downstairs WC and two additional reception rooms to the front of the property. To the first floor there is a luxurious family bathroom and three well-appointed bedrooms with the principal suite incorporating two walk in dressing rooms and an ensuite shower room. The property further comprises of two more bedrooms and a shower room with white suite on the top floor.

In addition, the property benefits from double glazed windows throughout, oil fired central heating and CAT 6 wiring. Externally, there is a linked detached double garage with a first floor with home gym and an ensuite shower room, a fully tarmacked driveway with ample off street parking for several cars and an excellent rear garden, with a garden room with light and power.



## KEY FEATURES

- Stunning Views Across Belfast Harbour, Belfast Lough and Beyond
- Bright and Clever Internal Layout
- Five Well Proportioned Bedrooms, Principal Bedroom with Walk In Wardrobe and Ensuite Shower Room
- Bespoke Fitted Kitchen with Range of Integrated Appliances and Central Island Unit, Open Plan to Living/Dining Space and Sunroom
- Utility Room and Downstairs WC/Cloakroom
- Two Additional Reception Rooms
- Luxurious Family Bathroom with White Suite and Separate Shower Cubicle
- Additional Shower Room with White Suite
- Oil Fired Central Heating
- CAT 6 Wiring
- Linked Detached Double Garage with First Floor Home Gym and Ensuite Shower Room
- Covered Car Port
- Fully Tarmacked Driveway with Ample Off Street Parking for Several Cars
- Remote Controlled Electric Gates with Intercom
- Large Rear Garden with Excellent Degree of Privacy, Ideal for Outdoor Entertaining and Children at Play
- Garden Room, Currently Used as Home Office, Light and Power
- Double Glazed Windows Throughout
- Overall Site Approx 1 Acre





## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Living Room/Study  
16' x 11'10"
- Front Lounge  
13'1" x 11'9"
- Kitchen/Living/Dining  
Space  
31'6" x 13'10"
- Leading to Sun Room  
13'9" x 12'7"
- Utility Room  
13'3" x 7'5"
- Downstairs WC/  
Cloakroom

### *First Floor*

- Landing
- Bedroom One  
14'4" x 11'10"
- Walk-Through Wardrobe
- En Suite Dressing Room
- Ensuite Shower Room
- Bedroom Two  
11'9" x 9'7"
- Bedroom Three  
19'10" x 9'6"
- Family Bathroom

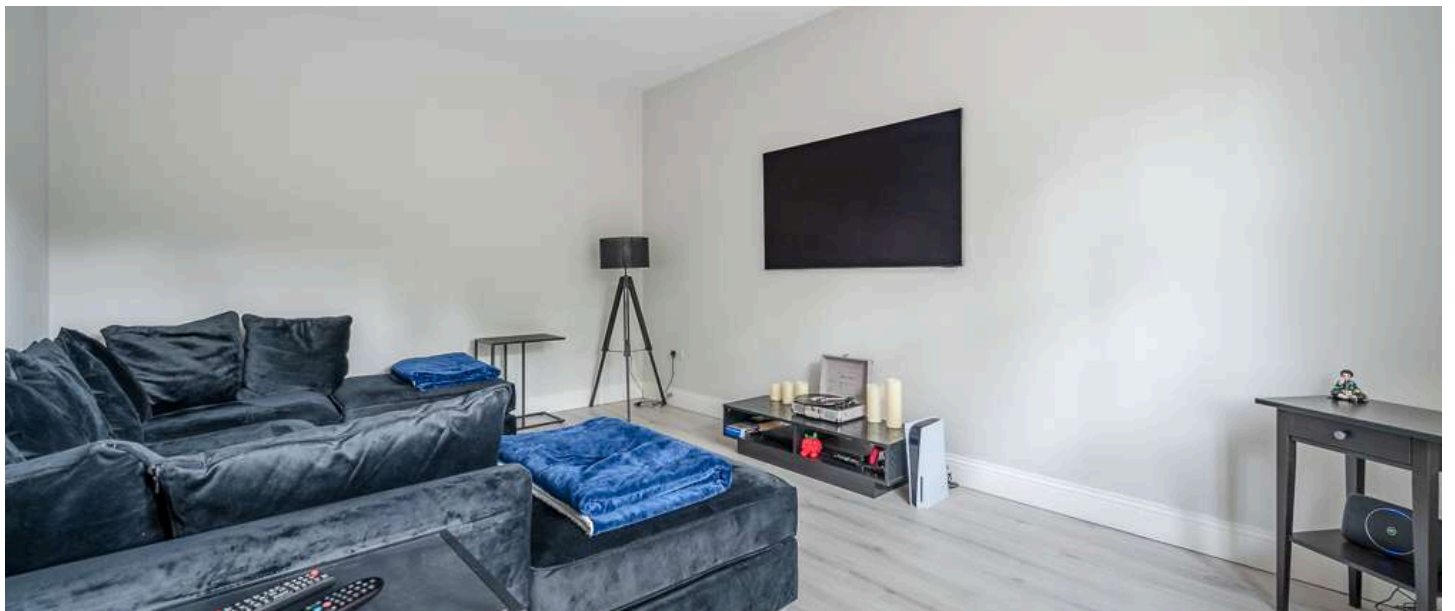
### *Second Floor*

- Landing
- Bedroom Four  
16'10" x 11'10"
- Bedroom Five  
16'10" x 11'9"
- Shower Room

### *Outside*

- Tarmaced Driveway
- Covered Carport
- Garden to Rear
- Paved Patio Area
- Pergola Area
- Garden Room  
18'5" x 18'3"
- Linked Attached Garage  
18'5" x 18'3"
- Home Gym  
18'5" x 18'3"
- En Suite Shower Room

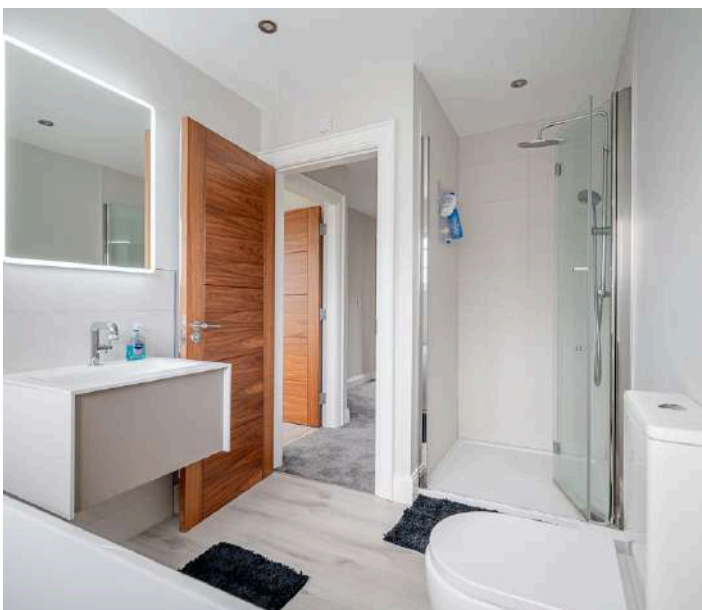




# FLOOR PLANS







## DIRECTIONS

*Travelling along the Ballygowan Road from Upper Knockbreda Road, turn left at the junction on to Upper Braniel Road. Number 10 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		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>	85	85
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 more details and to arrange a viewing.



## OUR BRANCHES

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