

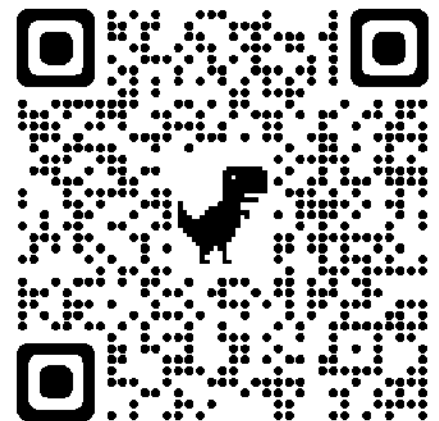
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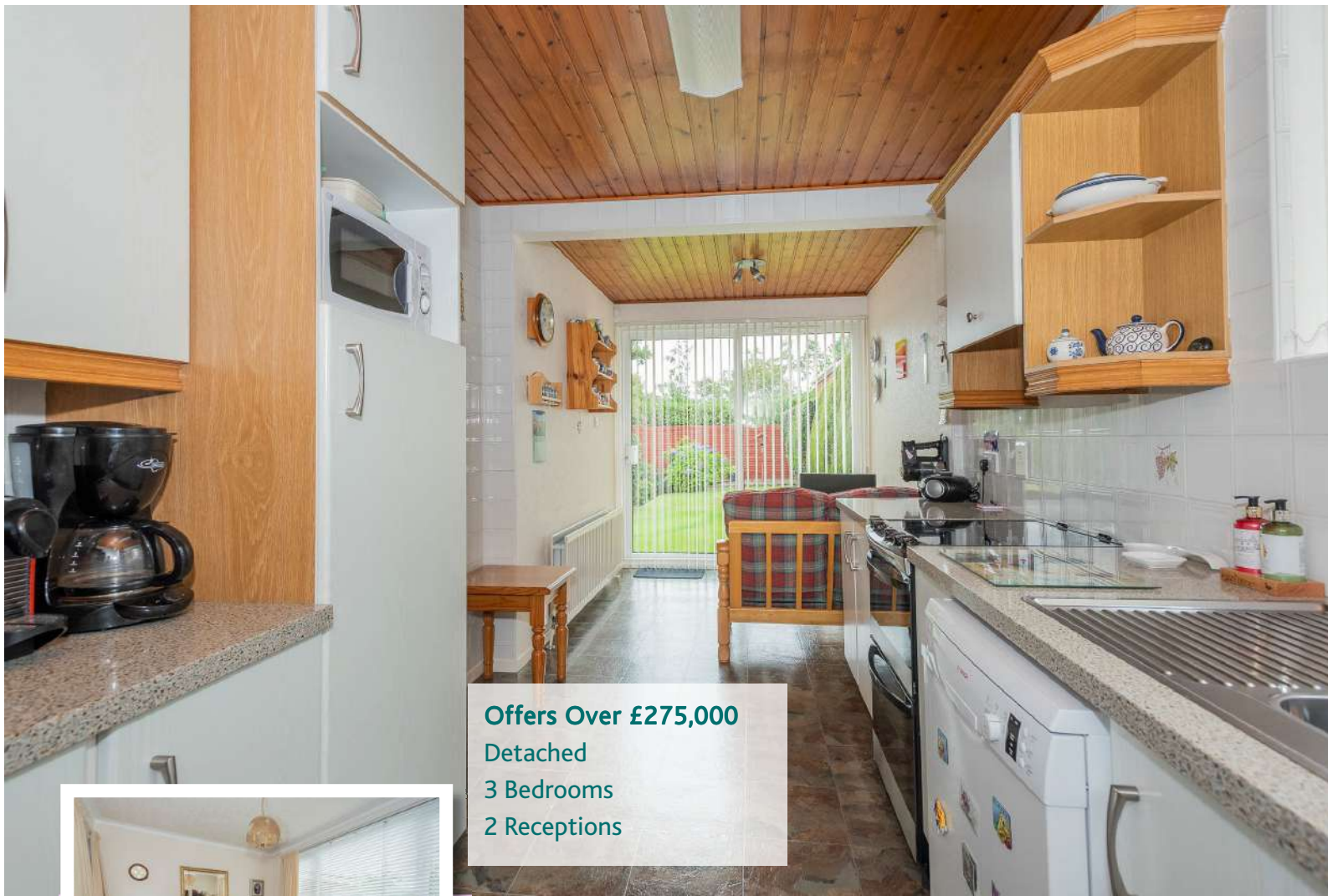


 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

10 McCaughan Park, Belfast, BT6 9QJ
OFFERS OVER £275,000

**Scan for Property Details
and to Arrange a Viewing**





Offers Over £275,000
Detached
3 Bedrooms
2 Receptions



Property Features

- Spacious Detached Family Home Located in Upper Knockbreda, South East Belfast
- Convenient Location Offering Ease of Access for the City Commuter
- Close to Excellent Schools, Parks, Belfast City Airport and Forestside Shopping Centre
- Fantastic Uninterrupted Views Across Belfast City Centre to the Antrim Hills and Beyond
- Fitted Kitchen with Casual Dining Area / Snug
- Living Room with Separate Dining Room
- Three Well Proportioned Bedrooms
- Fitted Bathroom
- Excellent Built in Storage Throughout
- Fantastic Private Front and Rear Gardens
- Oil Fired Central Heating
- UPVC Double Glazing
- Integral Garage with Roller Shutter, Light and Power, Fully Plumbed
- Floored Roofspace, Potential Work From Home Space
- Early Viewing Highly Recommended

Accommodation

Ground Floor

Covered Entrance Porch

Reception Hall

Downstairs WC

Living Room
15' x 11'

Dining Room
12'1" x 9'11"

Kitchen/Snug
22'1" x 7'10"

First Floor

Landing

Roofspace

Bedroom One
15' x 9'11"

Bedroom Two
17'1" x 7'11"

Bedroom Three
12'1" x 10'

Family Bathroom

Outside

Integral Garage
19'11" x 10'1"

Enclosed Private Front Garden

Extensive Enclosed Rear Garden With Southerly Aspect

For more information and photographs regarding the accommodation in this property, please visit:
johnminnis.co.uk



We are delighted to bring to the market this fantastically appointed three bedroom detached property located in the extremely highly sought after Upper Knockbreda area of South East Belfast. Positioned just off the Outer Ring, the property provides ease of access to Forestside Shopping Centre, Belfast City Centre and Belfast City Airport for the daily commuter.

Offering bright and spacious accommodation throughout with three well-proportioned bedrooms, living room and separate dining room, fitted kitchen with casual dining area / snug, fitted bathroom, floored roofspace, integral garage and fantastic uninterrupted views across the whole of Belfast, the property is sure to gain instant traction in today's market. The property also further benefits from oil fired central heating, UPVC double glazing throughout and extensive front and rear private gardens.

Given the recent successful sales in the area and competitively priced in today's market, we are sure this calibre of property will gather instant momentum. we therefore recommend viewing at your earliest convenience.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, corridors and any other feature are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and does not constitute an offer of any prospective purchase. The services, systems and appliances shown herein may not be fitted and no guarantee is made as to their availability or efficiency (see floorplans for details).

Directions

Coming along the Upper Knockbreda dual carrigeway towards Forestside, go past the entrance to Casaedlona and take the next left in to McCaughan Park. Go up the hill and number 10 is located on the left hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 - 100)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		63
(39 - 54)	E	39	
(21 - 38)	F		
(01 - 20)	G		
<i>Not energy efficient - higher running costs</i>			



Viewing

By appointment through agent.

Free Valuation

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THE SUNDAY TIMES
THE IRISH TIMES



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