



3 MARMONT PARK

Belfast, BT4 2GR

Offers around **£195,000**



SEMI-DETACHED | 3  | 1  | 2 

This attractive three-bedroom semi-detached property is located on the prestigious Marmont Park in East Belfast and is perfectly located off the Hollywood Road.

KEY FEATURES

- Highly Sought After Location with Close Proximity to Main Arterial Transport Routes, Leading Primary and Secondary Schools
- Excellent Links to Belfast City Airport and Belfast City Centre for the Daily Commuter
- Spacious Hallway
- Three Well Proportioned Bedrooms
- Front Lounge
- Separate Dining Room
- Fitted Kitchen with Ample Dining Space
- Family Bathroom with Coloured Suite
- Integral Garage with Excellent Storage
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Private Enclosed South Facing Rear Garden
- Private Driveway
- No Onward Chain



ROOM DETAILS

Ground Floor

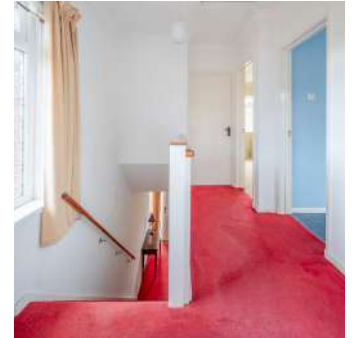
- Reception Hall
- Lounge
13'2" x 11'4"
- Dining Room
11' x 10'3"
- Kitchen
13'6" x 9'10"

First Floor

- Landing
- Bedroom One
13'2" x 11'4"
- Bedroom Two
11' x 10'3"
- Bedroom Three
10'1" x 6'6"
- Family Bathroom

Outside

- Garden to Rear
- Concrete Patio Area
- Side Access For Bins
- Tarmacked Driveway
- Integral Garage
15'5" x 9'11"



DIRECTIONS

Travelling along Holywood Road in the direction of Holywood, turn right onto Marmont Par. Continue Along Marmont Park. No 3 is located on the right 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	68	73
39-54 E		
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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