



# 82 GORTIN PARK

Belfast, BT5 7EQ

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*Offers over* **£265,000**



SEMI-DETACHED | 4 🛏️ | 1 🚿 | 2 🚗

We are delighted to bring to the market this magnificent four-bedroom semi-detached property located just off the Kings Road in East Belfast.

## KEY FEATURES

- Fantastic Mature Corner Site with Excellent Privacy
- Expansive Views West Across the City and North-East Across the Craigantlet Hills
- Spacious Hallway
- Living Room with Bay Window
- Separate Dining Room
- Fitted Kitchen with Range of High- and Low- Level Units
- Landing with Additional Generous Built in Storage
- Four Well Appointed Bedrooms
- Fitted Family Bathroom with Coloured Suite
- Detached Garage with Remote Controlled Roller Door
- Off Street Parking for Three to Four Cars
- Cavity Wall Insulation Throughout
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Broadband Speed - Ultrafast



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Lounge  
13'10" x 13'3"
- Dining Room  
12'7" x 11'3"
- Kitchen

### *First Floor*

- Landing
- Bedroom One  
15'1" x 9'3"
- Bedroom Two  
12'7" x 11'3"
- Bedroom Three  
8'6" x 8'1"
- Bathroom
- Second Floor Return  
Landing
- Bedroom Four  
14'10" x 11'

### *Outside*

- Detached Garage
- Tarmacked Driveway
- Front Gardens in Lawn
- Part Paved Rear Garden



## DIRECTIONS

*Travelling along the Kings Road, past Kings Square, turn left into Gortin Park. Number 82 is located on the left-hand side at the bend in the road.*



## 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>                              |         |           |
| 69-80 <b>C</b>                              |         |           |
| 55-68 <b>D</b>                              | 63      | 69        |
| 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 floor plans and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

