



38 INVERWOOD GARDENS

Belfast, BT4 1RG

Offers around **£179,950**



SEMI-DETACHED | 4  | 1  | 2 

We are delighted to bring to the market this well presented four-bedroom semi-detached property ideally situated in the ever-popular Sydenham area of East Belfast.

KEY FEATURES

- Prime Location with Ease of Access for the City Commuter to Belfast City Airport and Belfast City Centre
- Within Catchment Area to a Range of Local Primary and Grammar Schools
- Bright and Spacious Accommodation Throughout with Additional Built-in Storage
- Four Well Appointed Bedrooms
- Front Lounge
- Open Plan Kitchen Diner with Ample Space for Casual Dining
- Downstairs WC
- Ground Floor Bedroom or Additional Reception Room
- Family Bathroom with White Suite and Separate WC
- Enclosed Private Low Maintenance Gardens to Front, Side and Rear
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

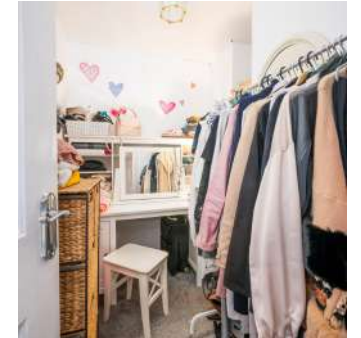
- Reception Hall
- Downstairs WC
- Kitchen/Diner 19' x 10'7"
- Lounge 14'4" x 12'7"
- Snug/Bedroom Four 9'6" x 7'11"

First Floor

- Landing
- Bedroom One 12'7" x 10'5"
- Bedroom Two 11'8" x 10'7"
- Bedroom Three 11'10" x 9'6"
- Bathroom
- Separate WC
- Store/Dressing Room

Outside

- Front Part Paved, Part Laid in Lawns
- Side Access to Rear Courtyard
- Fully Paved Rear Courtyard



DIRECTIONS

Travelling along Inverary Avenue in the direction of Sydenham Train Station, turn left on to Inverleith Drive, continue Round the bend and take the first right on to Inverwood Gardens. No 38 is located at the end of the cul-de-sac 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		
39-54 E		
21-38 F		
1-20 G		
<i>NOT energy efficient - higher running costs</i>		
	71	72

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



OUR BRANCHES

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