JOHNMINNIS

65 RODDENS CRESCENT

Belfast, BT5 7JP

Offers around **£189,950**

SEMI-DETACHED | 3 🛏 | 1 🛁 | 1 🛋

We are delighted to bring to the market this well presented, spacious, three bedroom semi-detached property, set just off the Glen Road in East Belfast.

KEY FEATURES

- Ease of Access to Belfast City Airport and Belfast City Centre for the Daily Commuter
- Within Close Proximity to many Local Leading Primary and Secondary Schools
- Three Well Appointed Bedrooms
- Bright and Spacious Hallway
- Open Plan Living Dining Room with Dual Aspect and Cast Iron Wood Burning Stove
- Modern Fitted Kitchen with Range of Integrated Appliances and Casual Breakfast Bar Dining with Access to Rear Garden
- Utility/Downstairs Toilet
- Contemporary Shower Room with Modern White Suite
- Tarmacked Driveway with Off Street Parking
- Extensive Private Rear Garden Ideal for Outdoor Entertaining and Children at Play
- Oil Fired Central Heating
- UPVC Double Glazing Throughout
- Broadband Speed - Ultrafast

ROOM DETAILS

Ground Floor

- Reception Hall
- WC/Utility
- Open Plan Living/Dining
  21' x 10'10"
- Kitchen
  10'7" x 10'3"

First Floor

- Landing
- Bedroom One
  12'4" x 12'1"
- Bedroom Two
  9' x 8'7"
- Bedroom Three
  12'4" x 12'1"
- Bathroom

Outside

- Tarmacked Driveway for Off Street Parking
- Storage Shed
- Side Access to Rear Garden
- Rear Garden Part Laid in Lawns

DIRECTIONS

Coming up the Glen Road, turn right onto Roddens Crescent after the shops. Number 65 is located on the left hand side of the street.

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**	56	62
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.