



137 SHANDON PARK

BELFAST BT5 6NZ

Offers Over

£795,000



HOUSE - DETACHED

| 5  | NO  | 3 

Add text here

- Exceptionally Spacious Detached Property Constructed in 2014 That Must be Viewed to be Appreciated
- Living Room with Cast Iron Wood Burning Stove
- Stunning Open Plan Kitchen with Dining and Living Space Opening to Garden
- Bespoke Fitted Kitchen with Array of High Quality 'Bosch' Integrated Appliances, Granite Work Surfaces, Peninsular Unit with Breakfast Bar
- Separate Sunroom With Triple Aspect Windows and Views Towards Gilnahirk Hills
- Five Double Bedrooms, Three with Ensuite Facilities, Including Superb Main Bedroom with Luxurious En Suite Shower Room and Walk In Wardrobe
- Modern Family Bathroom with White Suite
- Fitted Utility Room With Access to Rear Garden
- Furnished Downstairs Cloakroom
- Additional Study/Playroom Ideal for People Working Remotely from Home or Children At Play



ROOM DETAILS

Entrance	OPEN PLAN	PRINCIPAL	BEDROOM (3):
SPACIOUS	KITCHEN /	BEDROOM:	(11'4" x 8'11")
RECEPTION	DINING / LIVING	(19'4" x 14'9")	EN SUITE
HALL:	SPACE:	EN SUITE	SHOWER ROOM:..
GROUND FLOOR	(28'0" x 14'9")	SHOWER ROOM:	LANDING:..
WC:	SUN ROOM:	DRESSING	BATHROOM:
	(12'1" x 12'0")	ROOM:	
LOUNGE:	LARGE UTILITY	BEDROOM (2) /	BEDROOM (4):
(7'5" x 13'0")	ROOM:	CINEMA ROOM:	(17'1" x 10'6")
STUDY /	(11'1" x 8'4")	(17'5" x 16'9")	BEDROOM (5):
PLAYROOM:	GARAGE:	EN SUITE	(17'5" x 13'0")
(9'11" x 8'11")	(16'3" x 11'1")	SHOWER ROOM:..	WALK-IN
	First Floor		LUGGAGE ROOM:
	LANDING:	DRESSING	Outside
		ROOM:.	



DIRECTIONS

Travelling along the Knock Road, from the Upper Newtownards Road, continue past the Police Headquarters on your right hand side and at the next traffic lights turn left onto Shandon Park. Follow the road round passed the front entrance to Shandon Park Golf Club, No 137 is located down a private laneway on the right hand side and the property is on the left at the bottom of the laneway.



THE LOCAL AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Scan QR code for more details 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

