



30 CASAELDONA RISE

Belfast, BT6 9RA

Offers around **£270,000**



DETACHED | 3  | 1  | 2 

We are delighted to offer for sale this attractive detached family home, occupying a superb site in a cul-de-sac position just off the Knock dual carriageway.

KEY FEATURES

- Detached Home Located In a Cul-De-Sac Position In Popular residential Area
- Stunning Views Across Belfast Towards Antrim Hills Throughout
- Lounge with Dual Aspect Windows
- Modern Fitted Kitchen with Breakfast Bar Open to Dining Room with Open Fire
- Three Well Proportioned Bedrooms
- Modern White Bathroom Suite
- uPVC Double Glazing and Gas Heating
- Driveway Leading to Detached Garage
- Extensive Corner Site with Front, Side and Rear Gardens in Lawn with Paved Patio Area, Mature Planting and Shrubs
- Convenient Location Accessed Just off the Knock Dual Carriageway close to Many Local Amenities



ROOM DETAILS

Ground Floor

- Covered Entrance Porch
- Reception Hall
- Ground Floor WC
- Kitchen/Diner
19'7" x 10'5"
- Lounge
14'6" x 9'10"

First Floor

- Landing
- Bedroom One
14'6" x 9'10"
- Bedroom Two
8'9" x 7'2"
- Bedroom Three
9'7" x 7'3"
- Bathroom

Outside

- Garage
19'2" x 12'4"
- Mature Rear Garden Laid
in Lawns
- Raised Timber Decked
Area
- Paved Patio Area with
Feature Pond
- Front Garden Laid in
Lawns
- Tarmac Driveway



DIRECTIONS

Travelling along the Knock dual carriageway, in the direction of Forestside, continue past the major junction at Castlereagh Road then turn left onto Upper Knockbreda Road and left again into Caaeldona Rise. No. 30 is located on the right hand side at the bottom of the cul-de-sac.



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	44	
21-38 F		
1-20 G		
<i>NOT energy efficient - higher running costs</i>		
		68

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



OUR BRANCHES

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