



18 NEILLS HILL PARK

Belfast, BT5 6FL

Offers over **£285,000**



SEMI DETACHED | 3  | 1  | 2 

We are delighted to bring to the market this recently renovated and extended superb three-bedroom semi-detached property situated in Ballyhackamore, East Belfast.

KEY FEATURES

- Highly Sought After Location, Within Walking Distance to Ballyhackamore and Belmont
- Within the Catchment Area to a Range of Local Leading Primary and Post Primary Schools
- Bright and Spacious Entrance Hall with Downstairs WC
- Herringbone Style Laminate Flooring Throughout Ground Floor
- Separate Lounge
- Newly Installed Kitchen with Range of Units and Separate Utility Rooms
- Open Plan Dining/Family Area with Feature Vaulted Skylight and Bi-folding Doors
- Three Well Appointed Bedrooms
- Newly Installed Bathroom with White Suite
- Stoned Driveway for Off-Street Parking
- Rear Garden in Lawn with Paved Patio Area
- PVC Double Glazing Throughout
- Early Viewing Highly Recommended
- Broadband Speed – Ultrafast



ROOM DETAILS

Ground Floor

- Reception Hall
- Downstairs WC
- Living Room
14'2" x 10'10"
- Kitchen
11'9" x 7'4"
- Open Plan Dining/Family
Area
22'1" x 10'7"
- Utility Room

First Floor

- Landing
- Bedroom One
12'3" x 10'10"
- Bedroom Two
11'10" x 10'10"
- Bedroom Three
7'11" x 7'5"
- Bathroom

Outside

- Front Garden in Lawns
- Driveway in Loose Stones
- Rear Garden in Lawns
- Paved Patio Terrace



DIRECTIONS

Travelling along the Sandown Road, away from Ballyhackamore, turn right after the traffic lights onto Clara Park, follow the road on round and take the road on the right onto Neills Hill Park. Number 18 is on the right 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		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	75	75
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.



OUR BRANCHES

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