



# 23 SANDOWN PARK SOUTH

Belfast, BT5 6HE

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*Offers over* **£495,000**



DETACHED | 4 🏠 | 2 🚿 | 2 🚽

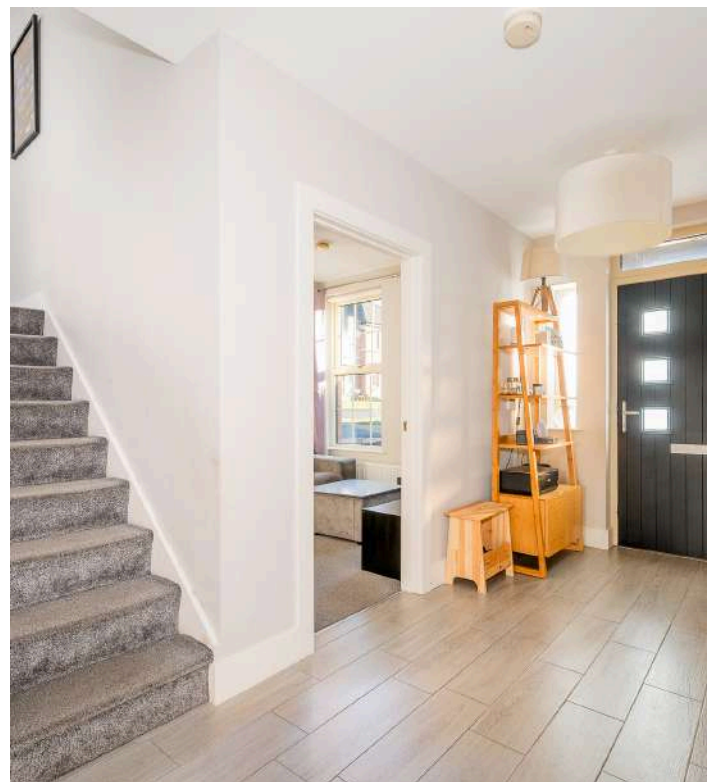
We are delighted to present to the market this well presented and attractive 10 year old detached property situated in a quiet cul-de-sac position, just off the ever popular Sandown Road.

Inside the accommodation comprises; entrance hall with understairs storage, spacious lounge with feature gas fire, separate family room/snug, modern fitted kitchen with integrated appliances, breakfast bar and informal dining area, a separate utility room and downstairs wc.

Upstairs there are four well proportioned bedrooms, principal with ensuite shower room and a separate modern family bathroom with white suite.

Outside there is a brick paved and tarmac driveway with ample parking space, gardens to front in lawn, and a private and enclosed garden to rear in lawn with raised shrub beds and paved patio area for outside entertaining.

Located in the heart of Ballyhackamore with a wealth of amenities on your doorstep, this home is sure to tick all the boxes of modern, family living. We expect to receive a high level of interest so do not hesitate to arrange an appointment.





## KEY FEATURES

- Attractive Four Bedroom Detached Villa Constructed in 2014
- Located in Ballyhackamore, Offering Many Local Amenities Close by
- Gilder and Metro Bus Stops Located Within a Minutes Walk
- Easy Access to Comber Greenway, Ulster Hospital, and Many Highly Regarded Primary and Post Primary Schools
- Bright and Spacious Accommodation Throughout
- Two Separate Reception Rooms
- Modern Fitted Kitchen with Breakfast Bar and Informal Dining Area and Sliding Patio Doors to Rear Garden
- Range of Integrated Appliances
- Separate Utility Room and Downstairs WC
- Principal Bedroom with Ensuite Shower Room
- Separate Modern Bathroom with White Suite
- Enclosed Private Rear Garden with Paved Patio Area
- Tarmac Driveway For Ample Off Street Parking
- Pvc Double Glazing and Gas Fired Central Heating



## ROOM DETAILS

### *Ground Floor*

- Entrance Hall
- Lounge  
16'8" x 10'8"
- Family Room/Snug  
9'6" x 9'
- Kitchen/Diner  
11'3" x 10'8"
- Utility Room
- WC

### *First Floor*

- Landing
- Bedroom One  
14'3" x 11'3"
- Ensuite Shower Room
- Bedroom Two  
13'1" x 9'8"
- Bedroom Three  
11'8" x 11'11"
- Bedroom Four  
9'5" x 9'1"
- Bathroom

### *Outside*

- Tarmac and Brick Paved Driveway
- Gardens to Front in Lawn
- Enclosed Rear Garden in Lawn
- Flagged Patio Area







## FLOOR PLANS

### Ground Floor

Approx. 69.3 sq. metres (745.7 sq. feet)

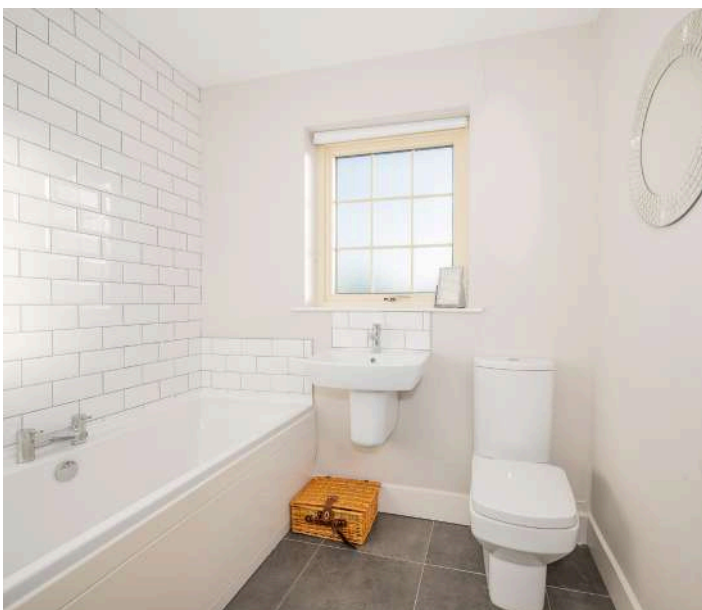


### First Floor

Approx. 69.9 sq. metres (752.6 sq. feet)







## DIRECTIONS

*Travelling along Sandown Road, away from Ballyhackamore. Take the road on the right just before the entrance to the Comber Greenway. Follow the road to the Bottom and round to the right. No 23 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+ <b>A</b>		
81-91 <b>B</b>	81	81
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

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     

