



Tucked away at the top of a cul-de-sac off the Hollywood Road, this attractive semi has been modernised by the current owner-occupiers.

During their ownership, the property has been re-wired, has had gas heating, new double glazing as well as a delightful, contemporary bathroom installed.

Well-presented throughout, there is also a useful floored roofspace which offers great storage and options for those now working from home.

A wide range of amenities are in the locality including Bannatyne Health Club, Tesco Extra, Hollywood Exchange (including Ikea) and Belfast City Airport. A range of schools for all ages is also close at hand.

Early viewing his highly recommended.

Offers Over
£215,000

56 Garnerville Park,
off Hollywood Road,
BELFAST,
BT4 2NY

Viewing by
appointment with
& through agent
028 9065 0000

- Well-presented semi-detached home
- Three good-sized bedrooms, superb built-in robes in principal
- Living room with feature fireplace
- Dining room with French doors to garden
- Open plan to modern kitchen with appliances
- Bathroom with contemporary white suite and bluetooth speakers
- Useful floored roofspace with Velux
- Detached garage
- Off-street, driveway parking
- Gas fired central heating
- Modern double glazing throughout
- Front and rear gardens
- Quiet yet convenient cul-de-sac location
- Close to local schools and amenities in East Belfast and Holywood



The Property Comprises:

Ground Floor

Composite front door with double glazed insets and side lights to:

RECEPTION HALL: Under stairs cloaks area and door to cupboard under stairs.

LIVING ROOM: 12' 7" x 11' 2" (3.83m x 3.4m) (at widest points). Cornice ceiling. Feature tiled fireplace and hearth with wood surround.



DINING ROOM: 12' 7" x 10' 4" (3.84m x 3.16m) (at widest points). Cornice ceiling, sliding patio doors to garden. Open plan to:



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KITCHEN: 9' 4" x 6' 11" (2.84m x 2.12m) Modern range of high and low level units, work surfaces including "peninsula" unit with breakfast bar-style seating. Beko cooker with four ring hob and double ovens, extractor fan over. Integrated fridge, freezer and dishwasher. Single drainer one and a half bowl stainless steel sink unit. Part tiled walls, ceramic tiled floor.



First Floor

BEDROOM (1): 12' 8" x 10' 2" (3.85m x 3.1m) (into). Wall-to-wall range of built-in robes with sliding doors.



BEDROOM (2): 12' 7" x 10' 5" (3.83m x 3.17m)



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BEDROOM (3): 9' 0" x 7' 5" (2.75m x 2.26m) (at widest points). Shelved linen cupboard with Worcester gas boiler.



BATHROOM: White suite comprising bath with retractable hand shower. Low flush wc, wash hand basin with storage underneath. Separate corner shower cubicle with "rain" head and additional telephone hand shower. Heated towel rail, integrated bluetooth speakers.



LANDING: Access via pull-down, folding ladder to:

ROOFSPACE: 12' 6" x 9' 11" (3.82m x 3.02m) (Average). Floored, power and light. Velux window.

Outside

FRONT: Driveway with off-street parking. Garden in lawn. Gate to side leading to:

DETACHED GARAGE: 17' 9" x 9' 1" (5.4m x 2.76m) Up and over door (Please note: up and over door has not been tested and owner does not think it opens), power and light. Door to garden. Utility area with plumbing for washing machine, space for tumble dryer.

ENCLOSED REAR GARDEN: Patio area with gates and steps leading to lawn. Rear beds laid in stones.

Garden store. Outside light and tap.



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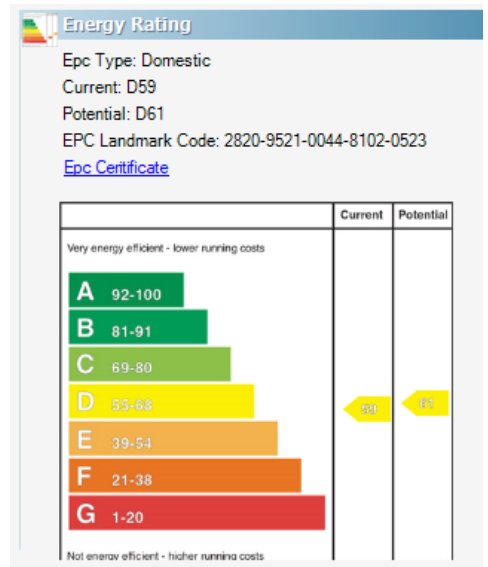
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Location:

Travelling along Parkway towards the Campbell roundabout turn left into Garnerville Drive and left again. Continue straight ahead and then right into Garnerville Park. No. 56 is on the left hand side near the top.



56 Garnerville Park, Belfast



Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

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