



60 RODDENS CRESCENT

Belfast, BT5 7JP

Offers around **£199,950**



SEMI-DETACHED | 3  | 1  | 1 

We are delighted to bring to the market this well presented, spacious, three bedroom semi-detached property, set just off the Glen Road in East Belfast.

KEY FEATURES

- Ease of Access to Belfast City Airport and Belfast City Centre for the Daily Commuter
- Close Proximity to Local Leading Primary and Secondary Schools
- Within 5 Minutes' Drive to Both Ballyhackamore and Belmont Villages
- Three Well Appointed Bedrooms
- Bright and Spacious Hallway
- Open Plan Living Dining Room with Open Fireplace
- Modern Fitted Kitchen with Access to Rear Garden
- Contemporary Shower Room with Modern White Suite
- Tarmacked Driveway with Excellent Off Street Parking
- Enclosed Rear Garden Ideal for Outdoor Entertaining
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

- Entrance Hall
- Open Plan Living/Dining 22'8" x 11'
- Kitchen

First Floor

- Landing
- Bedroom One 12'5" x 11'
- Bedroom Two 11' x 10'4"
- Bedroom Three 9'5" x 6'11"
- Shower Room
- Partly Floored Roof Space Accessed via Ladder

Outside

- Garden to Rear
- Part Paved Raised Area
- Tarmacked Driveway
- Steps to Front Door



DIRECTIONS

Coming up the Glen Road, turn right on to Roddens Crescent after the shops. Number 60 is located on the right hand side of the street.



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	71	73
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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