



# 44 EDGCUMBE GARDENS

Belfast, BT4 2EH

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*Offers over* **£399,950**



SEMI-DETACHED | 4  | 1  | 2 

This semi-detached family home is beautifully presented throughout and offers bright and spacious accommodation that caters for the lifestyles of today's busy families.

## KEY FEATURES

- Four Bedroom Semi-Detached Family Home
- Generous Site with Enclosed Rear
- Lounge with Bay Window
- Separate Dining Room with Outlook to Rear Garden
- Bespoke Fitted Kitchen
- Under Floor Heating in Kitchen
- Downstairs WC
- Four Well Appointed Bedrooms
- Luxurious Family Bathroom with Four Piece White Suite
- Tarmacked Driveway with Ample Off-Street Parking
- Detached Garage
- Gas Fired Central Heating
- Roof Space Access Via Ladder, Excellent Storage
- UPVC Double Glazing Throughout
- Broadband Speed - Ultrafast



## ROOM DETAILS

### *Ground Floor*

- Covered Entrance Porch
- Spacious Reception Hall
- Ground Floor WC/ Cloakroom
- Lounge  
15' x 12'9"
- Dining Room  
14'5" x 11'9"
- Kitchen/Dining/Living Space  
21'7" x 10'2"

### *First Floor*

- Return
- Bedroom One  
15'3" x 10'9"
- Landing
- Bedroom Two  
11'9" x 11'5"
- Bedroom Three  
9'9" x 9'9"
- Bedroom Four  
10'3" x 8'9"
- Bathroom
- Roof Space

### *Outside*

- Rear Gardens Laid in Lawns
- Garage  
24'1" x 10'2"



## DIRECTIONS

*Travelling along the Hollywood Road in the direction of Belmont Village and Belfast City Centre, turn left on to Edgcumbe Gardens. Turn right at the end of the road and number 44 is located on the left 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		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	66	69
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>NOT energy efficient - higher running costs</i>		

Scan QR Code - for floor plans 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

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