



Clonallon Court,
Offers In Excess Of £149,950



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Clonallon Court, Belfast

Offers In Excess Of £149,950

Positioned just off the Belmont Road within this highly regarded residential location is this mid townhouse. Internally the property has been well maintained throughout and offers bright accommodation comprising two bedrooms, lounge, kitchen with dining area and shower room with white suite. Additionally, the property benefits from oil fired central heating, double glazed window frames, driveway to car parking and enclosed garden to rear. This property is within walking distance of the ever growing buzz of the Belmont Road and its range of day to day amenities to include popular restaurants and coffee shops. Public transport links for city commuting via both road and rail along with George Best City Airport are all easily accessible. We are confident that this property will create an early interest on todays market. Ideally suitable for first time buyer, investors or those wishing to downsize. Early consideration to view is strongly recommended.

ACCOMMODATION

Front door to entrance porch, laminate wooden floor, inner front door to lounge

LOUNGE

3.81m x 3.12m (12'6" x 10'3")
Laminate wooden floor



For full EPC please contact the branch

KITCHEN OPEN PLAN TO DINING AREA

4.04m x 3.25m (13'3" x 10'8")

Single drainer stainless steel sink unit with mixer taps, range of high and low level units with laminate work surfaces, tiled splash back, concealed lighting, cooker space, extractor fan, integrated fridge freezer, integrated washing machine, ample dining area, uPVC double glazed back door

FIRST FLOOR

BEDROOM ONE

3.71m x 2.92m (12'2" x 9'7")

Large walk in robe

BEDROOM TWO

3.48m x 2.18m (11'5" x 7'2")

SHOWER ROOM

White suite, fully tiled built in shower cubicle with Triton electric shower unit, dual flush close coupled WC, pedestal wash hand basin with mixer taps

OUTSIDE

Driveway to car parking to front. Enclosed garden to rear, fully paved, shrubs, loose stones, boundary fencing, boiler house with oil fired boiler, PVC oil tank, outside tap



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		