



## 30 CLOGHAN PARK

Belfast, BT5 7HH

---

*Offers around* **£149,950**



SEMI-DETACHED | 2 🏠 | 1 🚽 | 1 🛏

This attractive semi-detached property is situated in a popular and convenient location, within striking distance of a range of local amenities.

## KEY FEATURES

- Attractive Semi Detached Property in Convenient Location off the Upper Newtownards Road in East Belfast
- Within Striking Distance to Ballyhackamore Village, Stormont Grounds and Ulster Hospital
- Close Proximity to a Range of Excellent Schools
- Offers Ease of Access to the City Commuter via the Glider
- Two Well Proportioned Bedrooms
- Bright and Spacious Lounge
- Modern Fitted Kitchen with Ample Space for Casual Dining and Excellent Storage
- Downstairs WC
- Family Bathroom with White Suite
- uPVC Double Glazing Throughout
- Oil Fired Central Heating
- Rear Garden Ideal for Outdoor Entertaining and Children at Play
- Broadband Speed - Ultrafast



## ROOM DETAILS

### *Ground Floor*

- Spacious Reception Hall
- Downstairs WC
- Lounge  
14'11" x 9'6"
- Kitchen  
13'6" x 10'3"

### *First Floor*

- Roof Space
- Family Bathroom
- Bedroom One  
10'6" x 9'0"
- Bedroom Two  
9'6" x 7'8"

### *Outside*

- Front Paved Forecourt
- Rear Garden Paved, Part Laid in Lawns



## DIRECTIONS

*Travelling along Upper Newtownards Road in the direction of Dundonald, turn right on to Summerhill Avenue. Take the first left on to Cloghan Crescent, then the first left on to Cloghan Park. Number 30 is located at the end of the cul-de-sac 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		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>	50	59
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

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

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

