

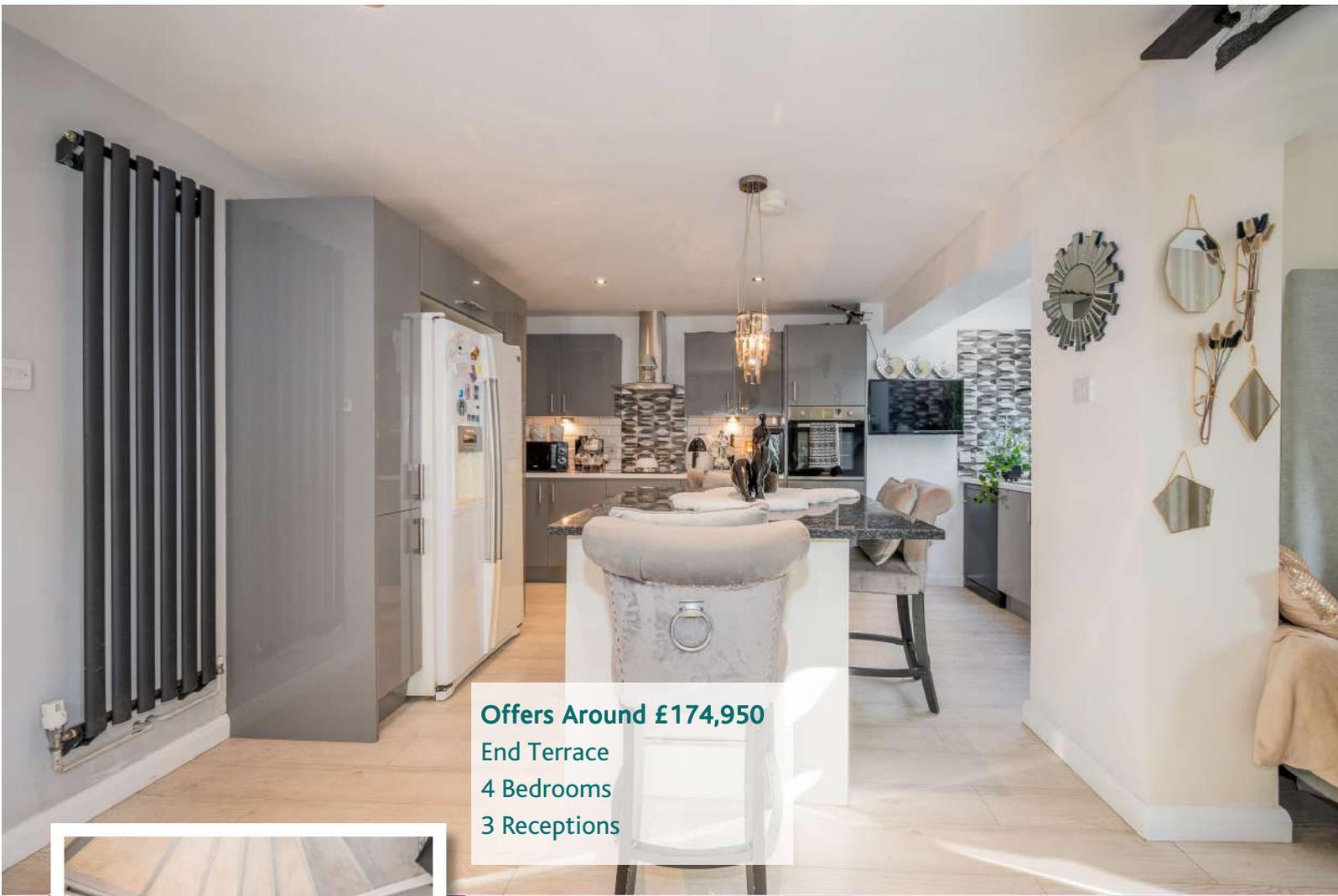


 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

48 Clondeboye Street | Belfast, BT5 4QT
OFFERS AROUND £174,950

**Scan for Property Details
and to Arrange a Viewing**





Offers Around £174,950
End Terrace
4 Bedrooms
3 Receptions



Property Features

- Deceptively Spacious End-Terrace Property Located in the Heart of East Belfast
- Close Proximity to the Albertbridge Road and Beersbridge Road Providing Ease of Access to a Range of Local Amenities
- Sitting on Main Arterial Transport Routes Leading to Belfast City Airport, Belfast City Centre and Further Afield
- Four Well Appointed Bedrooms Over Ground and First Floor, Main Bedroom with Luxurious En-Suite Shower Room
- Separate Living Room to Front
- Sun Room with Private Outlook
- Bespoke Fully Fitted Kitchen Diner with Excellent Casual Dining Space and
- Separate Outhouse / Utility Room
- Modern Fitted Bathroom with White Suite
- Enclosed Front Forecourt
- Enclosed Private Rear Courtyard with Southerly Aspect Ideal for Outdoor Entertaining
- Gas Fired Central Heating & UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Young Family and Investor Alike
- Much More Than Meets the Eye, Must be Seen to be Appreciate

Accommodation

Ground Floor	Bedroom One with En Suite 13'11" x 8'1"
Covered Entrance Porch	
Reception Porch	First Floor
Living Room 15'1" x 12'	Landing
Kitchen / Diner 15'1" x 14'1"	Bedroom Two 12' x 8'10"
Sun Room 13'1" x 9'1"	Bedroom Three 9'1" x 6'1"
Hallway	Bedroom Four 13'11" x 8'1"
	Bathroom

Outside

Outhouse / Utility

Enclosed Private Rear Garden with Southerly Aspect

Enclosed Front Garden

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



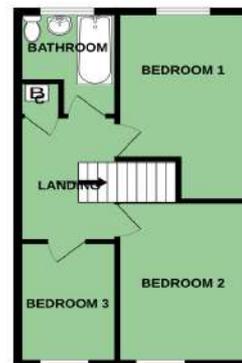
We are delighted to bring to the market this fantastically appointed four bedroom end-terrace property located between the Albertbridge Road and Beersbridge Road in East Belfast. Located close to Belfast City Centre and a range of local amenities, this property is competitively priced and is sure to gain some interest immediately in the current market.

In short, the property comprises of: Spacious living room, sun room, bespoke fitted kitchen with excellent casual dining area and walk in pantry, four well-appointed bedrooms over two floors, main bedroom with en-suite shower room and a separate family bathroom with white suite. The property further benefits from UPVC double glazing, gas fired central heating and an excellent enclosed private rear patio garden with southerly aspect.

With generously proportioned rooms, bright accommodation throughout, close proximity to Belfast City Centre, Belfast City Airport and main arterial transport links this property ticks a lot of boxes for the prospective buyer. With much more than meets the eye, early internal inspection is highly recommended to appreciate all this property has to offer.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Call for plans. Made with Maptopr ©2024

Directions

Coming up Castlereagh Street from the Albertbridge Road, turn left on to Clondeboye Street. Number 48 is located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		75	75
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

Free Valuation

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John Minnis Belfast
7 Library Court
404 Upper Newtownards Road
Belfast
BT4 3GE
T: 028 9065 3333



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