



# 10 CLONALLON COURT

Belfast, BT4 2AB

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*Offers over* **£295,000**

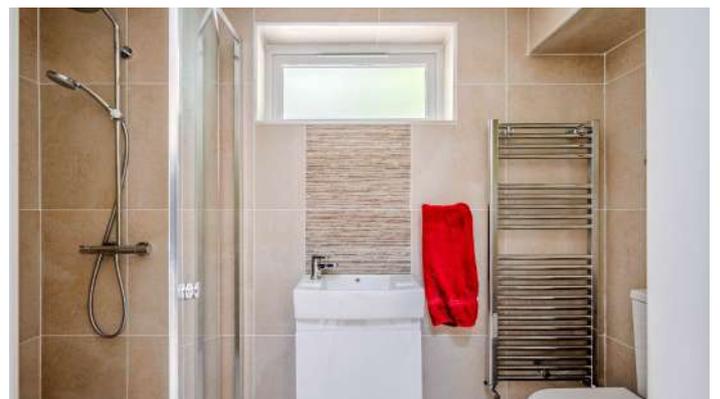


SEMI-DETACHED | 3  | 2  | 2 

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

## KEY FEATURES

- Three Bedroom Semi-Detached Family Home Located off Belmont Road in East Belfast
- Versatile Layout with Option of Annex/Granny Flat with Own Door Access
- Excellent Location Providing Ease of Access to Belmont and Ballyhackamore Villages
- Within Catchment Area to a Strange of Belfast's Leading Primary and Secondary Schools
- Lounge with UPVC Sliding Doors to Rear garden
- Modern Fitted Kitchen Open to Ample Space for Casual Dining
- Separate Living Room/Dining Room with Mezzanine Balcony, Underfloor Heating
- Downstairs Shower Room with White Suite
- Modern Fitted Shower Room with White Suite
- Paved Driveway for Ample Off Street Parking
- Gas Fired Central Heating
- Partially Floored Roof Space Accessed Via Ladder
- Double Glazed Windows Throughout



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Lounge  
16'3" x 13'
- Kitchen  
12'9" x 9'9"
- Additional Living/Dining  
Room/Bedroom  
18'1" x 9'8"
- Utility  
12'2" x 9'8"
- Shower Room

### *First Floor*

- Mezzanine Balcony
- Landing
- Shower Room
- Bedroom One  
12'9" x 9'9"
- Bedroom Two  
13' x 9'9"
- Bedroom Three  
9'10" x 6'6"

### *Outside*

- Fully Paved Driveway
- Paved Rear Garden with  
Raised Flowerbeds



## DIRECTIONS

*Travelling along Belmont Road in the direction of Belfast City Centre, turn right on to Clonallon Court. Continue Round the bend to the right. Number 10 is on the left hand side after the bend in the road.*



## 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>	71	71
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

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