



6 CLONALLON SQUARE

Belfast, BT4 2JG

Offers around **£195,000**



FIRST FLOOR DUPLEX APARTMENT | 3 | 1 | 1

Clonallon Square is an exclusive development of houses and apartments located on the prestigious Belmont Road in East Belfast. Number six is a well presented first floor duplex apartment comprising of three well-proportioned bedrooms.

KEY FEATURES

- Well Presented First Floor Duplex Apartment Located Just off the Belmont Road in East Belfast
- Ease of Access to Bustling Villages of Belmont and Ballyhackamore
- Three Well Proportioned Bedrooms
- Versatile Layout
- Modern Fitted Kitchen Open to Casual Dining Space
- Family Bathroom with Four Piece White Suite
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Excellent Storage Throughout
- Secure Development with Electronic Gates
- Allocated Car Parking Space
- Management Fee Approx. £670 Per Annum
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended



ROOM DETAILS

First Floor

- Reception Porch
- Kitchen/Diner
13'10" x 10'7"
- Living Room
13'0" x 11'1"
- Bedroom One
11'7" x 10'8"
- Bedroom Two
13'10" x 8'3"

Second Floor

- Landing
- Roof Space
- Family Bathroom
- Bedroom Three
16'9" x 12'8"

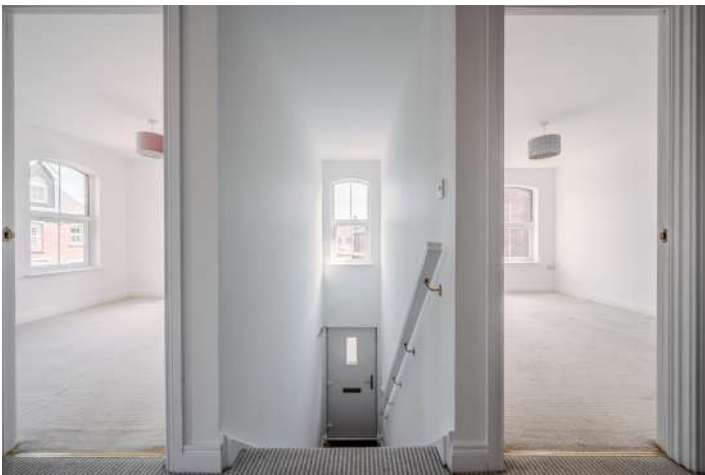
Outside

- One Allocated Parking Space to Front of Building
- Secure Gated Development



DIRECTIONS

Travelling along the Belmont Road in the direction of Belmont Village and Belfast City Centre, Clonallon Square is on the right hand side, opposite the entrance to Earlswood 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		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	79	79

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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