



## 26 Cleveley Park, Newton Park, Belfast, BT8 6NB

**Asking Price £189,950**

Conveniently positioned just off Newton Park, in this prime and sought after residential location, we are delighted to market this good size semi detached home, which is also a chain free onward sale. In addition there is another separate dining / living room, a rear porch conservatory, a ground floor w.c, fitted kitchen, white shower suite and 3 good size bedrooms, all with built in robes. Outside there are off street parking facilities, a detached garage and an enclosed rear garden. This area provides an excellent platform for those looking for amenities close at hand, with local shops, Tesco and the Forestside shopping centre within a short distance from the property. In addition it is well serviced with good transport options into and out of Belfast city centre. A home that should appeal to many.

- Semi detached home
- Three good size bedrooms
- Fitted kitchen
- Ground floor w/c
- Double glazed windows
- Chain free onward sale
- Lounge open to dining area
- 1st floor bathroom suite
- Oil fired heating
- Detached garage

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E	33	
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

### The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

### Entrance hall

### Ground floor w/c



Cloaks comprising low flush w/c, wash hand basin, extractor fan.

### Lounge 11'9 x 10'8 (3.58m x 3.25m)



Double glazed French doors to the rear conservatory porch. Archway leading to the dining area.

### Dining 11'5 x 11'2 (3.48m x 3.40m)



### Kitchen 12'4 x 8'3 (3.76m x 2.51m)



Range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, extractor fan, 4 ring hob and under oven, fridge space, wood panelled ceiling, tiled floor.

**Rear porch conservatory 9'1 x 9'6 (2.77m x 2.90m)**



Storage with oil fired boiler.

**1st floor**

**Bedroom 1 11'9 x 10'8 (3.58m x 3.25m )**



Built in bedroom furniture.

**Bedroom 2 11'5 x 10'8 (3.48m x 3.25m)**



Built in robes.

**Bedroom 3 8'9 x 8'1 (2.67m x 2.46m)**



Built in robes.

**Bathroom**



White suite comprising panelled bath, mixer taps, thermostatically controlled shower, low flush w/c, wash hand basin with storage, part tiled walls, tiled floor, pvc panelled ceiling, recessed spotlights, chrome towel radiator, hot press, roof space access.

**Outside**

Off street parking leading to the detached garage.

**Detached garage 19'1 x 9'5 (5.82m x 2.87m)**

Up and over door, light and power.

**Front gardens**

Loose stone gardens to the front.

## Rear gardens

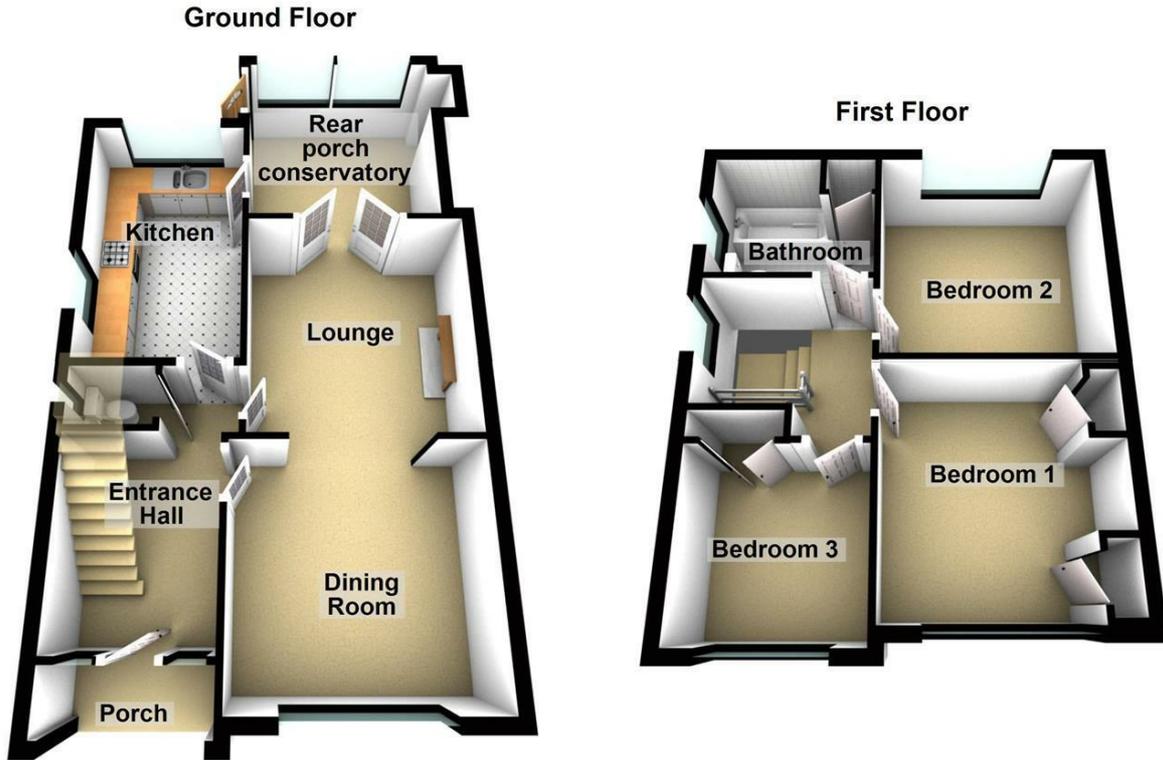


Enclosed low maintenance gardens to the rear with tiered flagged patio areas, garden shed, pvc oil tank.

## Rear elevation

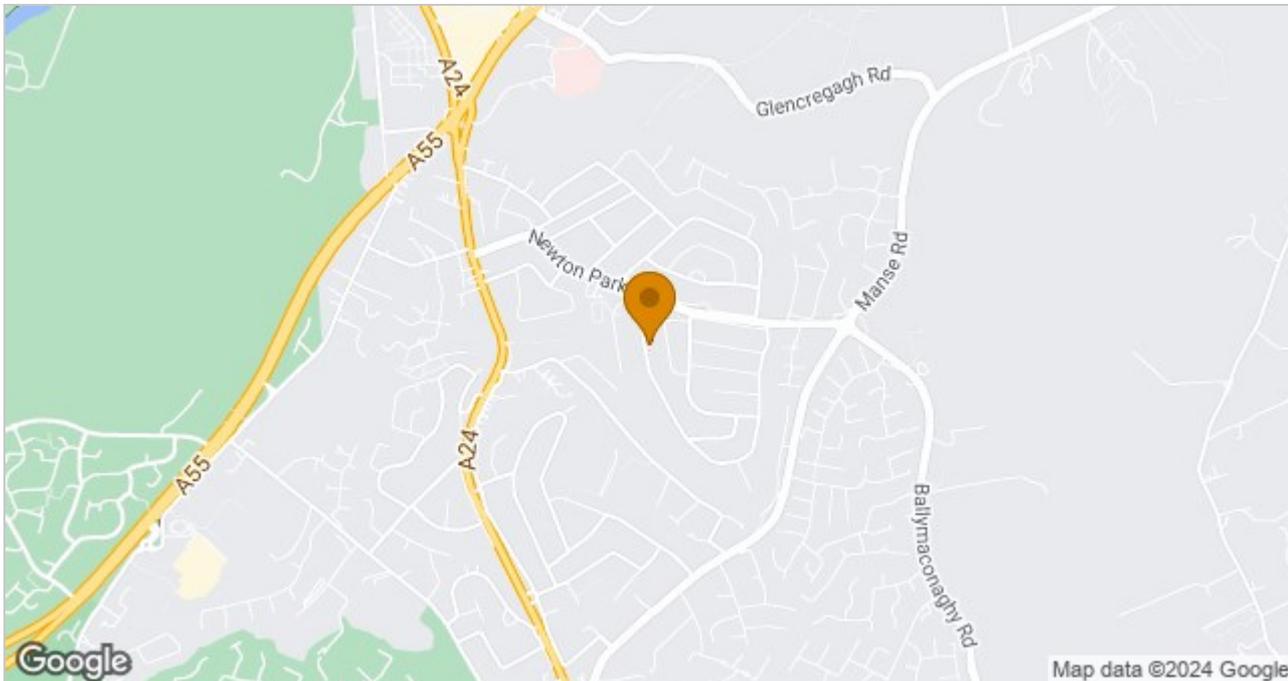


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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