



## 77 CLUAIN MOR DRIVE, SPRINGFIELD ROAD, BELFAST, BT12 7UA



A very unique opportunity to acquire one of the most desirable house types and design within this highly sought after established location that continues to be popular with first time buyers and young families. Three excellent, bright, comfortable bedrooms, principle bedroom with built-in robes. One generous reception with feature fireplace and bay window. Luxury contemporary fitted kitchen / casual dining area. Newly installed, luxury fitted shower suite with feature shower enclosure. Upvc double glazed windows / gas fired central heating. Downstairs cloakroom / w.c. Feature internal doors / floor coverings. Good presentation. Fantastic corner position with wall and railings. Driveway to front with double gates. Chain free.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C	72	72
(69-80)	D		
(55-68)	E		
(48-54)	F		
(35-47)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £184,950



## Key Features

- A very unique opportunity to acquire one of the most desirable house types and designs with this established sought after location.
- One generous reception room with feature fireplace and bay window.
- Newly installed luxury fitted shower suite with feature shower enclosure.
- Gas fired central heating system.
- Feature internal doors / floor coverings.
- Three excellent, bright, comfortable bedrooms.
- Luxury contemporary fitted kitchen / casual dining area.
- Upvc double glazed windows.
- Downstairs cloakroom / w.c.
- Drive way to front with double gates / Generous corner site / Chain free





## GROUND FLOOR

Upvc double glazed entrance door to;

## ENTRANCE PORCH

To;

## ENTRANCE HALL

Cloaks space. Feature Upvc Double glazed internal doors to:

## DOWNSTAIRS W.C.

Low flush w.c, pedestal wash hand basin, pvc wall coverings.

## LOUNGE

16'2 x 13'3

Feature fireplace with inset and hearth, bay window.

## LUXURY FITTED KITCHEN / DINING AREA

13'9 x 13'5

Range of high and low level units, formica work surfaces, 4 ring gas hob, built-in oven and microwave, ceramic tiled floor, single drainer stainless steel sink unit, overhead extractor hood, plumbed for washing machine, upvc double glazed door to;

## REAR PORCH

Built-in robes.

## FIRST FLOOR

### BEDROOM 1

12'7 x 12'6

Wood strip floor, built-in slide robes.

### BEDROOM 2

12'7 x 10'2

Wood strip floor, built-in robes.

## BEDROOM 3

9'6 x 6'9

Wood strip floor.

## LUXURY WHITE SHOWER SUITE

Feature shower enclosure with thermostatically controlled shower unit, wash hand basin with vanity unit, tiling, ceramic tiled floor, low flush w.c, chrome heated towel rail, tiling, spotlights.

## LANDING

Built-in cupboard.

## OUTSIDE

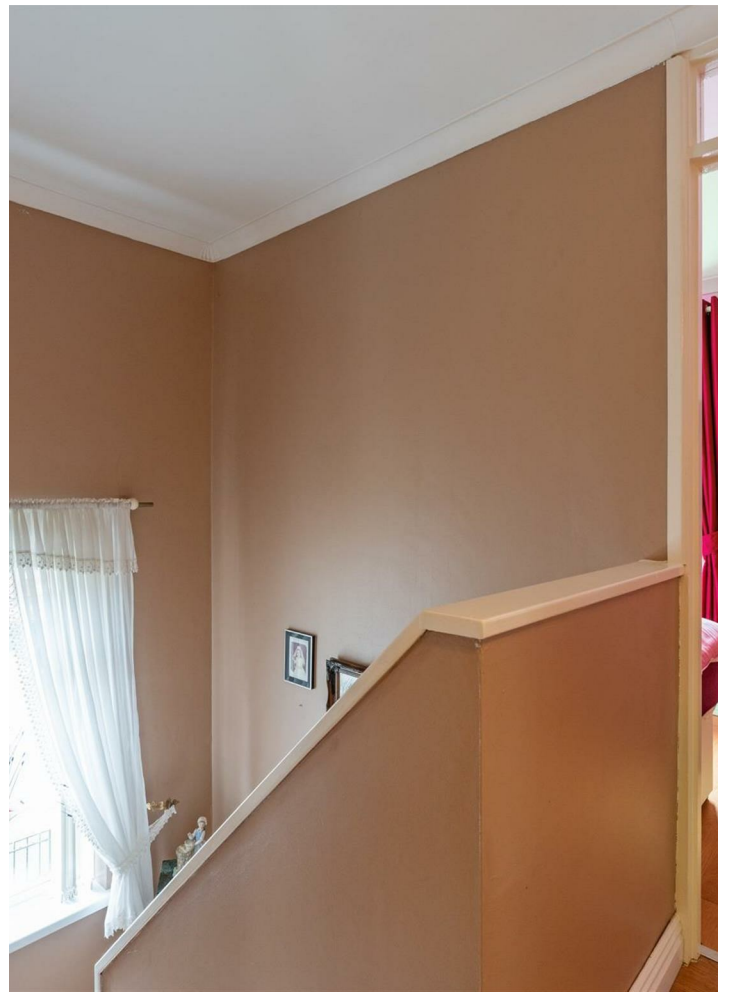
Corner site with gardens, driveway to front, feature double gates with railings, boiler house, Worcester gas boiler, enclosed to rear.



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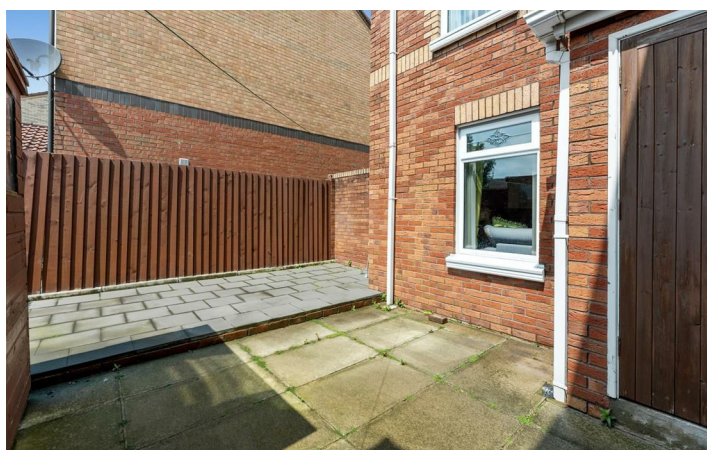








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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18398082**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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