

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 CLONALLON PARK, BELFAST, BT4 2BZ**

**OFFERS AROUND £299,950**



An excellent, well maintained semi-detached property in the much sought after Clonallon Park, just off Belmont Road and offering fantastic family accommodation in a mature residential location close to schools and popular amenities.

The accommodation comprises entrance hall with original parquet flooring, and ground floor toilet suite with fully tiled walls and ceramic tiled flooring. Two reception rooms on the ground floor to include lounge with marble fireplace, parquet flooring, and bay window, and separate dining room with attractive fireplace. Kitchen comprises modern range of 'white gloss' units, built-in oven with ceramic hob, recessed spotlighting, partly tiled walls, and ceramic tiled flooring to rear porch, offering additional storage space.

The first floor includes three good size bedrooms, two including built-in cupboards and wardrobes. Shower room comprising of white suite with large built-in shower cubicle, vanity unit, and separate toilet suite, both with recessed spotlighting, partly tiled walls and ceramic tiled flooring. The outside includes front garden with lawn and flowerbeds, gated brick paviour driveway to side, and enclosed rear garden with a good sized lawn, paved patio area, flowerbeds and greenhouse.

Such a well maintained property will be ideal for many buyers including young professionals and families, wanting to be close to schools and the attractive amenities on the Belmont Road, not to mention easy access to main arterial routes into Belfast city centre.



## Key Features

- Excellent Semi-Detached Property Off Belmont Road
- Modern Kitchen With Built-In Oven & Tiled Flooring
- Shower Room & Separate WC, Both With Tiled Flooring
- Oil Fired Central Heating System & uPVC Double Glazing
- Two Reception Rooms, Both With Parquet Flooring
- Three Good Size Bedrooms, Two With Built-In Storage
- Gardens To Front And Rear With Patio Area & Greenhouse
- Convenient Location Close To A Wide Range Of Amenities



### Accommodation Comprises

#### Entrance Hall

Parquet flooring.

#### Ground Floor WC

Modern white suite comprising vanity unit with mixer tap, low flush WC, mirrored cabinet, chrome radiator, fully tiled walls, ceramic tiled floor, recessed spotlighting.

#### Lounge

14'0 x 10'5

Marble fireplace with electric fire, parquet flooring.

#### Dining Room

12'2 x 10'5

Marble fireplace with carved wood surround and electric fire.

#### Kitchen

9'2 x 8'9

Modern range of high and low level white gloss units, wood effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, stainless steel extractor hood, plumbed for washing machine, part tiled walls, ceramic tiled floor.

#### Rear Porch

Ceramic tiled floor.

#### First Floor

#### Landing

#### Bedroom 1

12'5 x 10'6

#### Bedroom 2

12'2 x 10'5

(at widest points) Including built in cupboard.

#### Bedroom 3

9'1 x 7'7

Including double built-in robe with sliding mirrored doors.

#### Shower Room

White suite comprising large built-in shower cubicle with built-in shower, PVC panelling and sliding door, vanity unit with mixer tap, part tiled walls, ceramic tiled floor, PVC panelled ceiling with recessed spotlighting, hotpress.

#### Separate WC

Low flush WC, fully tiled walls, ceramic tiled floor, recessed spotlighting.

#### Outside

Front garden with lawn and flowerbeds, gated brick paviour driveway to side, enclosed rear garden with lawn, flowerbeds, paved patio area including some brick paving, greenhouse, boiler house with oil fired boiler, outside water tap.









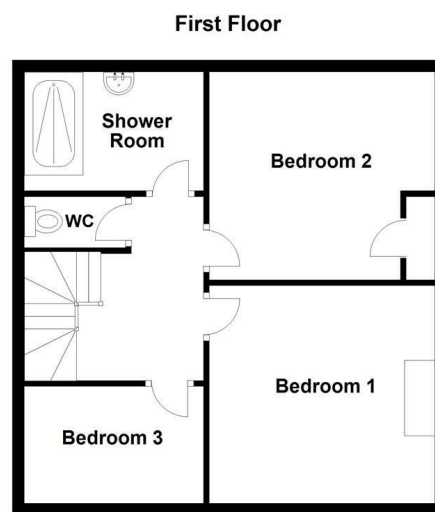
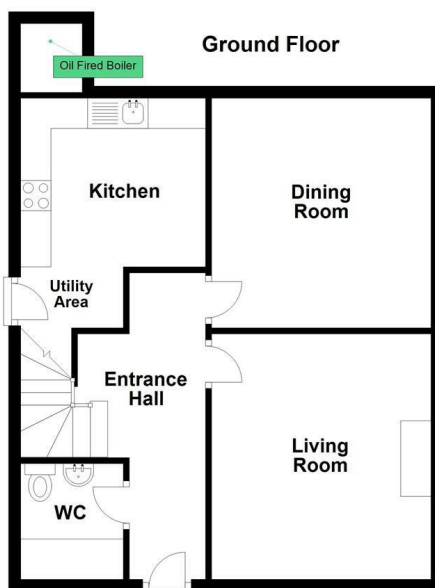












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>Northern Ireland</b>                     |         |                         |
|   |         | EU Directive 2002/91/EC |

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 our mortgage advisor on 028 9047 1515.

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.**

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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