

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**30 CLOGHAN CRESCENT,  
BELFAST, BT5 7HG**

**OFFERS AROUND £149,950**



A deceptively spacious semi-detached property in the popular Stormont area, occupying a corner site and benefiting from a good sized garden with large sheds and off street parking.

The accommodation includes entrance hall with ground floor toilet suite, attractive wood laminate flooring through the lounge with mock fireplace. Dining area with ceramic tile flooring leading to fitted kitchen, built in oven with ceramic hob, integrated dishwasher, partly tiled walls and recessed spot lighting. The first floor offers three well proportioned bedrooms, including principal bedroom with double built-in robe and sliding doors. Shower room comprising of walk-in shower typical with electric shower, vanity unit, chrome feature radiator, fully tiled walls and ceramic tile flooring.

The outside includes front garden with lawn, concrete driveway to side, and rear garden with lawn and patio area. This property further benefits from three good size garden sheds, sitting on a corner site close to Stormont Park, perfect for first time buyers, young families wanting to benefit from the glider bus service into Belfast city centre.



## Key Features

- A Deceptively Spacious Semi-Detached Property Occupying A Corner Site
- Entrance Hall And Through Lounge With Attractive Wood Laminate Flooring
- Dining Area Leading To Fitted Kitchen With Integrated Appliances
- Three Good Size Bedrooms Including Principal Bedroom With Built-In Robes
- Shower Room With Fully Tiled Walls, Ceramic Tile Flooring And Chrome Feature Radiator
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Front Garden With Lawn, Gated Off Street Parking And Good Size Rear Garden
- Located In A Popular Residential Area Close To Stormont And The Ulster Hospital



### Accommodation Comprises:

#### Entrance Hall

Wood laminate flooring.

#### WC

White suite comprising wall-mounted wash hand basin with mixer taps, low flush w.c., PVC wall cladding, ceramic tile flooring.

#### Lounge

17'0 x 9'0

Mock fireplace, wood laminate flooring.

#### Dining Area

7'3 x 5'0

Ceramic tile flooring, archway to:

#### Kitchen

10'7 x 8'9

Range of high and low level units, granite 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, integrated dishwasher, plumbed for washing machine, space for dryer, part tiled walls, ceramic tile flooring, recessed spotlighting.

#### Rear Entrance Porch

Ceramic tile flooring.

#### First Floor

##### Landing

Wood laminate flooring.

##### Bedroom 1

13'9 x 7'6 (at widest point)

Double built-in robe with sliding doors.

##### Bedroom 2

12'0 x 9'0

##### Bedroom 3

8'9 x 7'7

##### Shower Room

White suite comprising walk-in shower cubicle, electric shower and shower door, vanity unit with mixer tap, low flush w.c., fully tiled walls, ceramic tile flooring, chrome feature radiator, Timber panelled ceiling, extractor fan.

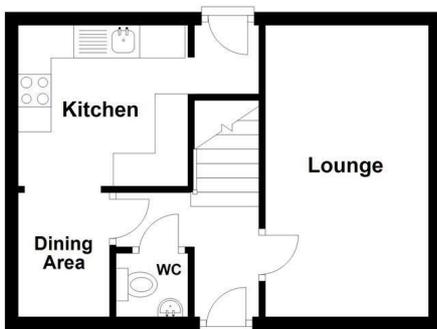
##### Outside

Front garden with lawn, concealed concrete driveway to side. Enclosed garden to rear with lawn and patio area. Three garden sheds, oil fired boiler house, outside tap.

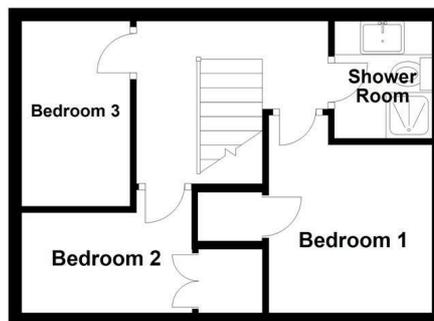




Ground Floor



First Floor



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.

30 Cloghan Crescent, Belfast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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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