



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

24 Cloghan Park,
Belfast,
County Antrim,
BT5

Offers Over: £175,000

Reeds Rains

reedsrains.co.uk

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Offers Over: £175,000

EPC Rating: C

Enjoying a quiet and very convenient cul-de-sac location is this beautiful Semi-Detached home.

Situated just off the Upper Newtownards Road, this fantastic location falls within close proximity to a wealth of day to day amenities and attractions.

Local shops, Comber Greenway, regular public transport links and the grounds of Stormont estate are all within walking distance.

Dundonald & Ballyhackamore Villages are also close by whilst Belfast City Centre is easily accessible for those who commute daily.

The property itself offers beautifully presented and very easy to maintain accommodation throughout with the added benefit of off street car parking for several cars and a large, private rear garden area.

An ideal opportunity for those seeking their first home - early inspection comes strongly recommended.

Solid Wooden Front Door To...

Entrance Hall

Laminated wooden flooring.

Lounge

14'5" x 8'8" (4.4m x 2.64m)

Stunning Fitted Kitchen Open Plan To Casual Dining Area

15'2" x 10'3" (4.62m x 3.12m)

At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level soft closing units with stainless

steel door furniture and laminated work surfaces. Space for cooker and overhead extractor hood. Plumbed for washing machine. Space for fridge / freezer. Casual dining area. Breakfast bar. Large built in storage cupboard with Worchester gas fired boiler. Wooden door to enclosed rear garden.

First Floor

Bedroom One

14'6" x 8'8" (4.42m x 2.64m)

Bedroom Two

10'4" x 8'7" (3.15m x 2.62m)

Large built in wardrobe.

Contemporary Shower Room

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Shower screen. Pedestal wash hand basin with chrome water fall mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Chrome heated towel rail. Recessed spotlighting. Extractor fan.

Landing

Access to roof space.

Outside

Ample driveway car parking to front in loose stones. Side access. Enclosed private garden to rear bordered by fencing in lawn, paved patio area and shrubbery. Outside tap / light. Garden shed.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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For full EPC please contact the branch.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.