



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	69 C
39-54	E		
21-38	F		
1-20	G		

2A Clonallon Gardens,
Belfast,
County Antrim,
BT4

Guide Price: £299,950

 **Reeds Rains**

reedsrains.co.uk

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Guide Price: £299,950

EPC Rating: D

This handsome red brick detached property is situated just off the Belmont Road in East Belfast.

The vibrant Belmont Village benefitting from the vast array of shopping facilities, restaurants and eateries is only a few minutes walk away whilst Belfast City Centre is easily accessible via the main arterial routes and regular public transport links.

In addition to the excellent location, this superb home falls within the catchment area to a superb selection of schooling for all ages.

The property itself offers very well maintained accommodation throughout with the additional benefit of generous off street car parking and a large detached garage.

Property sales within this particular location have a proven track record and with this in mind, early consideration to view is advised.

Entrance Hall

Walk in cloak cupboard. Feature stain glass and lead inset window.

Lounge

13'1" x 11'4" (4m x 3.45m)

Into bay window. Original tiled fireplace. Laminated wooden flooring.

Family Room

12'8" x 10'8" (3.86m x 3.25m)

Feature fireplace with wooden surround. Laminated wooden flooring.

Fitted Kitchen

10'8" x 8' (3.25m x 2.44m)

One and 1/2 bowl sink unit with dual mixer tap. Excellent range of high and low level units with formica work surfaces. Space for cooker and integrated extractor hood. Space for fridge / freezer. Plumbed for washing machine. Breakfast bar. Glazed display cabinet. Partly tiled walls. Ceramic tiled flooring. uPVC door to enclosed rear garden.

First Floor

Bedroom One

12'8" x 7'9" (3.86m x 2.36m)

Into bay window. Wall to wall built in mirrored sliding wardrobe.

Bedroom Two

12'8" x 10'9" (3.86m x 3.28m)

Bedroom Three

11'2" x 7'9" (3.4m x 2.36m)

Family Bathroom Suite

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Electric shower unit. Shower screen. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Chrome heated towel rail. Recessed spotlighting. Tongue & groove ceiling. Built in storage with gas fired boiler and storage.

Landing

Built in storage with shelving. Access to roof space.

Outside

Well tended garden area to front in lawn, flower beds and shrubbery. Side access. Enclosed private patio garden to rear. Ample drive war parking. Outside storage x2. Outside tap / light.

Detached Garage

18'4" x 10'1" (5.6m x 3.07m)

With roller door, light & power.

CUSTOMER DUE DILIGENCE

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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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All Measurements
All Measurements are Approximate.

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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.