

simonBRIEN
RESIDENTIAL

189 Clarawood Park,
Belfast, BT5 6FW



Asking Price £149,950

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Extended Semi Detached House
- Living Room and Dining Room
- Kitchen
- Ground Floor Bedroom with Ensuite Shower room
- Bathroom
- Three Bedrooms
- Shower Room and Separate WC
- Gas Heating / Double Glazing
- Easily Maintained Rear Patio & Garden Area
- Short Distance Of Ballyhackamore Excellent Access To Transport Networks



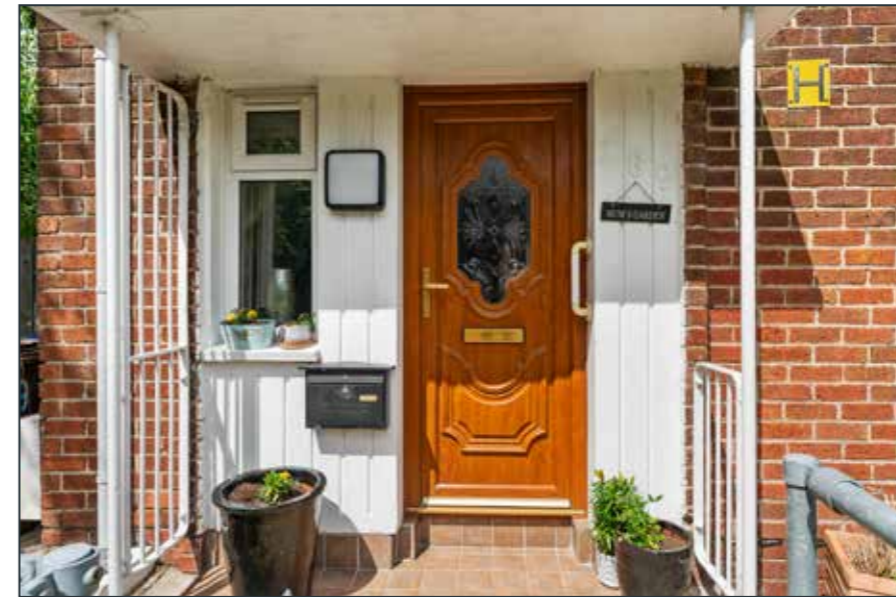
SUMMARY

A well-proportioned and extended semi-detached property situated within a short distance of Ballyhackamore, and a variety of recreational and leisure facilities.

On the ground floor there is an extension to incorporate a bedroom with ensuite shower, two reception rooms and a kitchen. The first floor has three well-proportioned bedrooms, bathroom and separate wc. Externally, the property has a large rear garden with a patio area and a garden forecourt to the front. Further benefits include; double glazing throughout and gas heating.

Located close to main bus routes there are excellent transport links to the City Centre and beyond.

Viewing is by private appointment by contacting our East Belfast office on 028 9059 5555.



ACCOMMODATION

GROUND FLOOR

Entrance door.



ENTRANCE HALL:

Ceramic tiled floor.



LIVING ROOM:

13' 2" x 9' 6" (4.01m x 2.9m)

Gas fire.





DINING ROOM:
11' 3" x 7' 10" (3.43m x 2.39m)
Wood laminate floor, open arch to Kitchen.



BEDROOM (1):
13' 7" x 12' 8" (4.14m x 3.86m)
Wood laminate floor.

KITCHEN:

Full range of high and low level units, stainless steel single drainer sink unit with mixer taps, plumbed for dishwasher.



ENSUITE SHOWER ROOM:
Wet room, low flush WC, pedestal wash hand basin.

REAR HALLWAY:
Plumbed for washing machine.



FIRST FLOOR
SEPARATE WC





BEDROOM (2):
 9' 6" x 6' 0" (2.9m x 1.83m)
 Wood laminate floor.



SHOWER ROOM:
 Fully tiled shower cubicle, instant heat electric shower, pedestal wash hand basin, ceramic tiled floor.



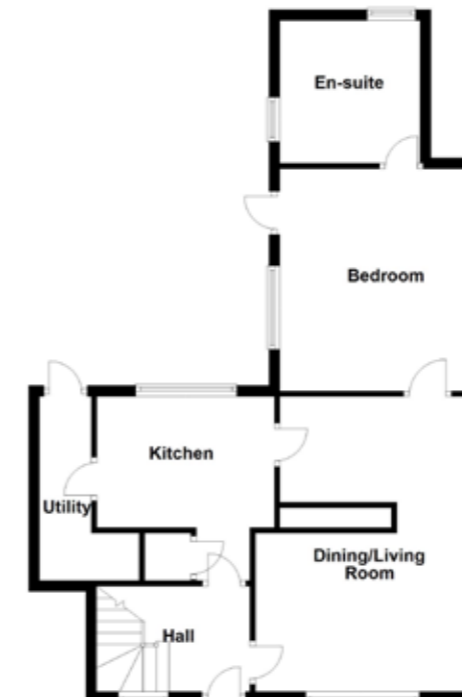
BEDROOM (3):
 11' 2" x 7' 10" (3.4m x 2.39m)



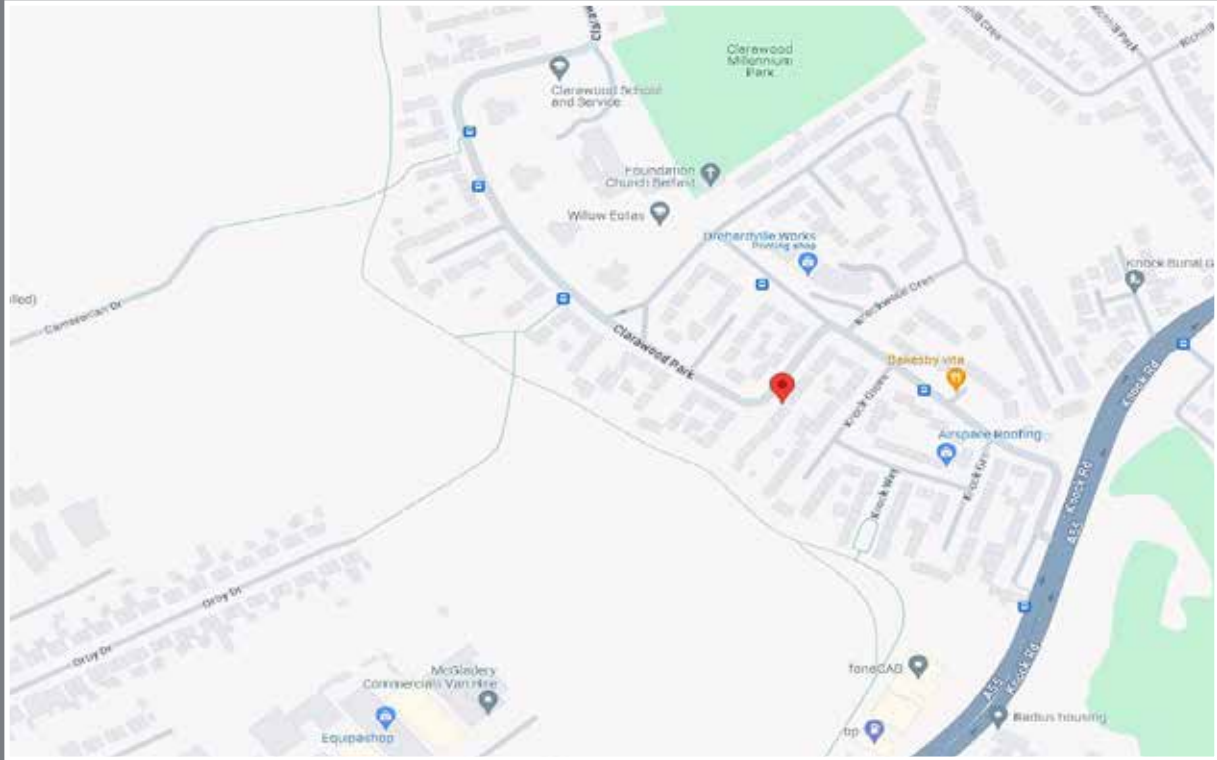
OUTSIDE:
 Large garden area to rear.



BEDROOM (4):
 13' 3" x 9' 6" (4.04m x 2.9m)



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/G/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	66 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 8634-8526-8300-0118-9226

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