



54 Tullyard Way, Clonduff, Belfast, BT6 9NU

Asking Price £145,000

Set just off the Upper Knockbreda and Castlereagh Roads and offering convenience to many of the areas many amenities, including local shops, the Tesco super store on the Castlereagh Road and many leading schools, primary and post primary most of which are within a convenient distance of the property. It also provides excellent transport links into an out of Belfast City centre. This mid terrace, home comprises 3 good size bedrooms, a spacious lounge, modern fitted kitchen with dining area and a large white bathroom suite. It is finished with gas central heating and double glazed windows. Externally there is off street parking to the front and enclosed low maintenance gardens to the rear. Available immediately, view early!

- Mid terrace home
- Spacious lounge
- Large 1st floor bathroom
- Double glazed windows
- Garden to the rear
- Three good size bedrooms
- Kitchen open to dining area
- Gas central heating
- Off street parking
- Close to so many amenities

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland
EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall

Under stairs cloaks.

Lounge 14'3 x 12'4 (4.34m x 3.76m)



Brick fireplace with raised tiled hearth, built in storage, laminate flooring.

Kitchen / dining 21'4 x 6'4 (6.50m x 1.93m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, plumbed for washing machine, fridge freezer space, laminate flooring, open to the dining area.

Dining area



1st floor

Bedroom 1 15'1 x 10'4 (4.60m x 3.15m)



Laminate flooring.

Bedroom 2 10'4 x 8'6 (3.15m x 2.44m'1.83m)



Laminate flooring.

Bedroom 3 10'4 x 8'3 (3.15m x 2.51m)



Bathroom 9'9 x 6'7 (2.97m x 2.01m)



White suite comprising panelled bath, Triton shower, low flush w/c, pedestal wash hand basin, wood panelled ceiling, gas boiler.

Outside

Off street parking to the front, Side shared alley access.

Rear garden



Garden to the rear laid in lawn with an range of fruit trees, flower beds, paved patio area, outhouse storage.

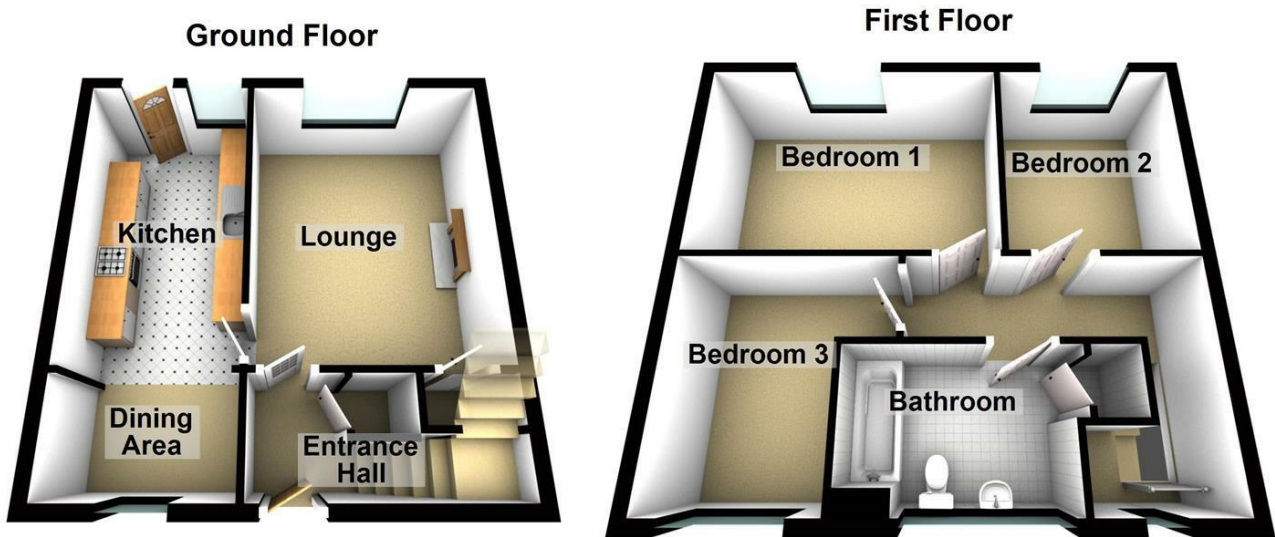
Additional garden image



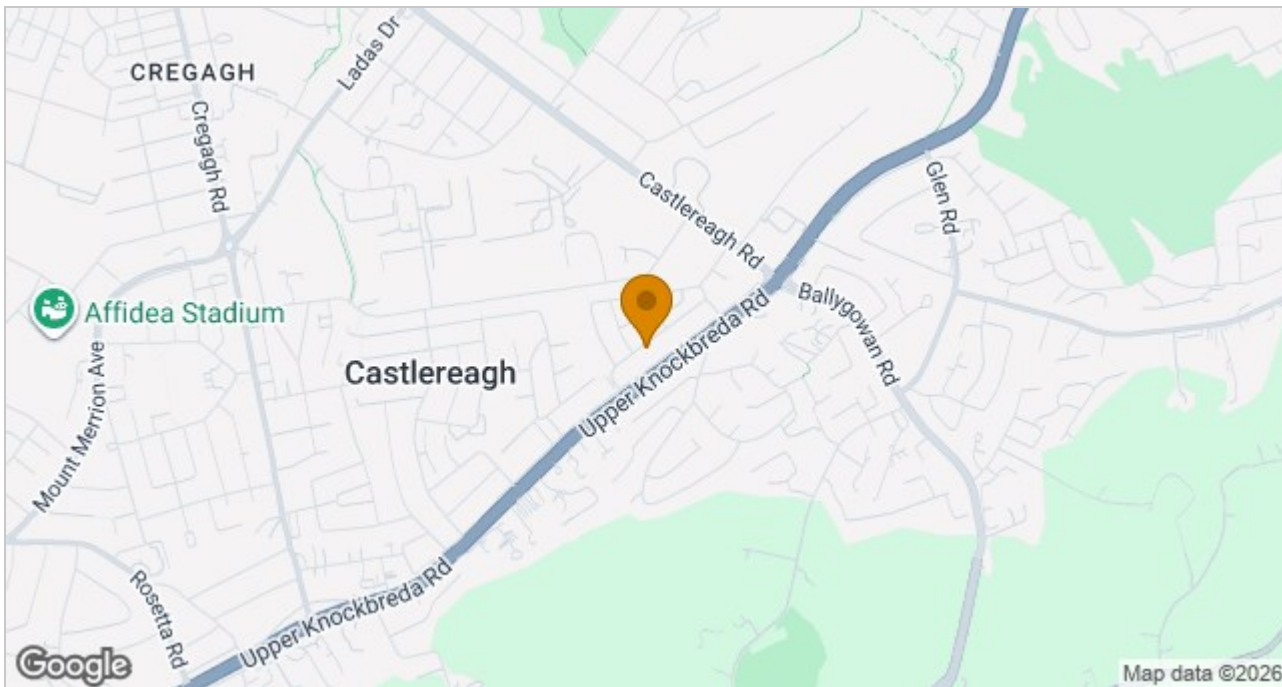
Rear elevation



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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