



## 2 O'NEILL STREET, CLONARD, BELFAST, BT13 2QX

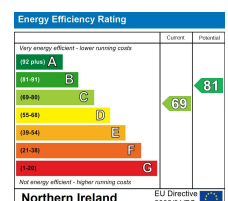


Rarely does a property in such a highly sought-after and well-established location become available. This chain-free, double-fronted home offers tremendous doorstep convenience, with a short walk to the abundance of amenities along the Falls and Springfield Roads. The Royal Victoria Hospital, St. Mary's University College, and excellent transport links – including the Glider service, direct access to the city centre, and the newly completed multi-million-pound Grand Central Station – are all within easy reach, making this an exceptional opportunity for both homeowners and investors.

Extending to an impressive 926 square feet, the property benefits from a higher-than-average energy efficiency rating, with an EPC of C (69). The accommodation is well appointed and thoughtfully laid out. There are three bedrooms and a shower room on the first floor. The ground floor features a welcoming entrance hall, a bright and airy living room with a bay window that enhances natural light, and a fitted kitchen open plan to a spacious dining area – ideal for modern living. A practical downstairs wet room adds further convenience.

To the rear, there is a privately enclosed garden. The home also benefits from uPVC double glazing throughout and gas-fired central heating, ensuring comfort and efficiency all year round.

Located close to beautiful parklands, popular retail parks, and a wide range of leisure facilities, the property also enjoys proximity to significant local landmarks such as Clonard Monastery and St Peter's Cathedral, adding to the rich character and heritage of the surrounding area. Early viewing is strongly recommended to avoid disappointment.



OFFERS AROUND £149,950

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### Key Features

- Chain-free, double-fronted home extending to an impressive 926 sq ft, ideally located in the heart of Clonard, offering exceptional doorstep convenience.
- Bright and airy living room with a bay window that enhances natural light.
- Convenient downstairs wet room, with an additional shower room on the first floor.
- uPVC double glazing throughout, gas-fired central heating system, and a higher-than-average energy rating (EPC: C-69).
- Enjoy superb transport connections, with the Glider service just moments away and direct access to the City Centre, key arterial routes, and the motorway network.
- Three bedrooms and a shower room on the first floor.
- Fitted kitchen open plan to spacious dining area.
- Private and enclosed rear garden.
- Located close to beautiful parklands, popular retail parks and a range of leisure facilities. The property also enjoys close proximity to Clonard Monastery and St Peter's Cathedral, the Royal Victoria Hospital and St Mary's University College.
- The new multi-million-pound Grand Central Station is easily accessible, along with many other amenities. Early viewing is strongly recommended





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

Storage cupboard.

### LIVING ROOM

15'1 x 10'7

Bay window.

### KITCHEN / DINING AREA

15'5 x 11'2

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, storage cupboard, open plan to dining space.

### REAR HALLWAY

### DOWNSTAIRS WET ROOM

Shower facility, electric shower unit, low flush w.c, wash hand basin, partially tiled walls, extractor fan.

## FIRST FLOOR

### SHOWER ROOM / WET ROOM

Thermostatically controlled shower unit, low flush w.c, 1/2 pedestal wash hand basin, chrome effect sanitary ware, pvc panelled walls and ceiling.

### BEDROOM 1

11'9 x 10'3

Built-in robes.

### BEDROOM 2

11'10 x 6'11

Wooden effect strip floor.

### BEDROOM 3

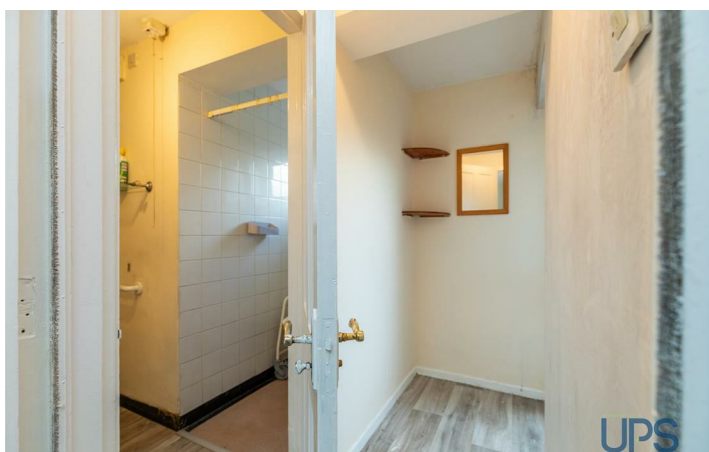
15'5 x 7'8

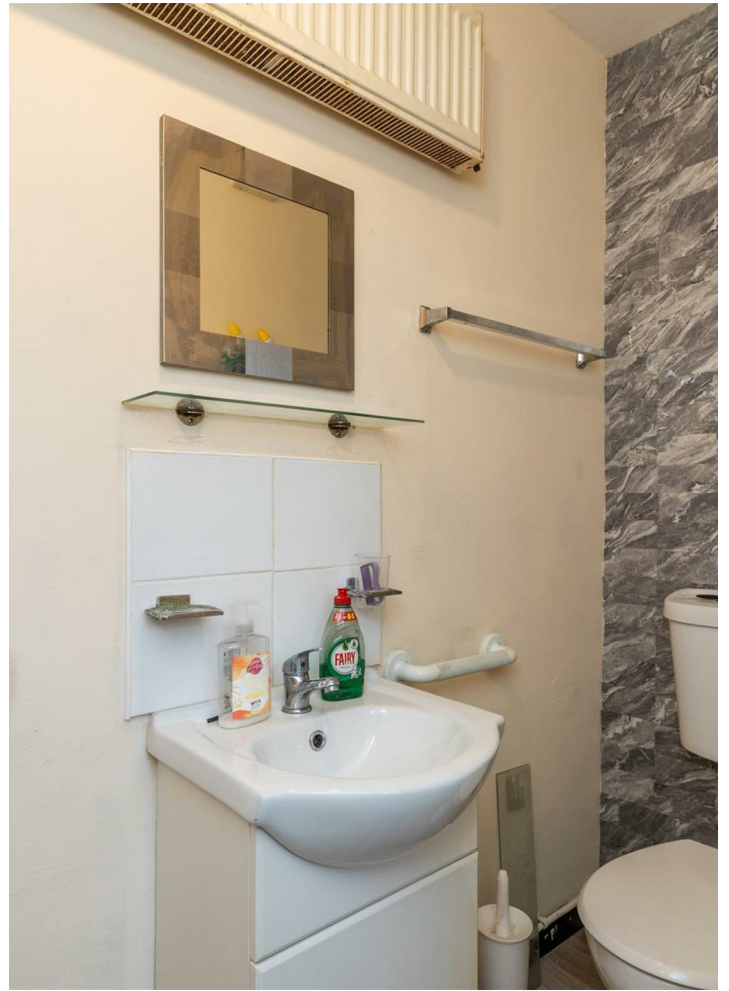
Wooden effect strip floor.

### OUTSIDE

Enclosed rear garden.

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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 Andersonstown on .

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. 18514364**

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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