



APT 8, THE HAZELTOWN BUILDING 11 CLONARD STREET, FALLS ROAD, BELFAST, BT13 2OW

A superior, well maintained and presented, comfortable, second floor apartment that enjoys a bright, south facing position within this popular residential development that continues to be popular with first time buyers. Two good, spacious double bedrooms each with built-in mirror sliderobes. One generous reception room with feature access to balcony. Luxury white shower suite. Upvc double glazed windows. Gas fired central heating system (recently installed gas boiler). Feature floor coverings. Fresh presentation throughout. Gated car parking facility with remote access / communal gardens. Fantastic doorstep convenience within easy walking distance to Schools / shops / Royal Victoria Hospital / Glider Service / Belfast City Centre. Competitively priced first time buy / investment / chain free / immediate possession. Fantastic first time buy. Well worth a visit.



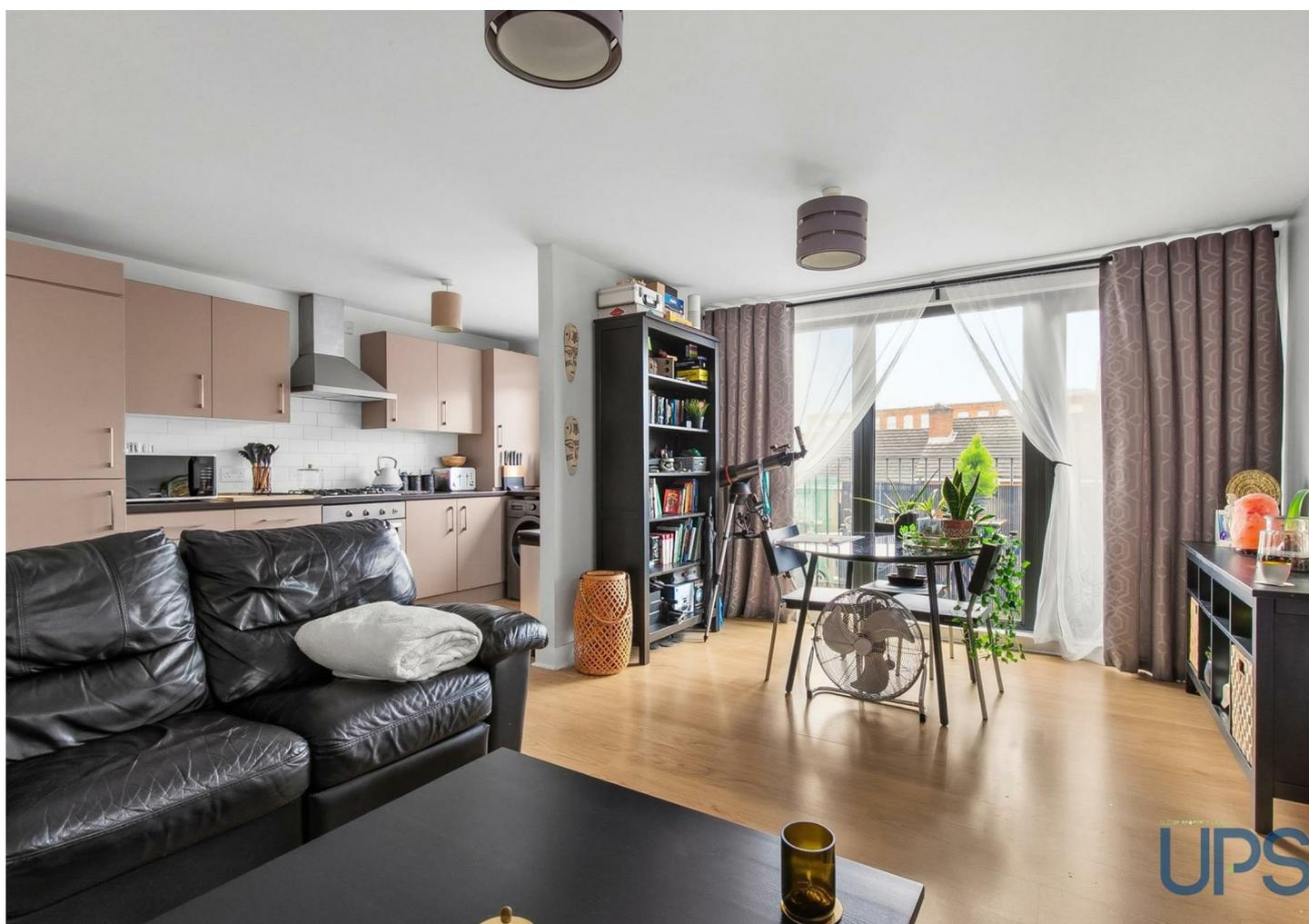
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £119,950

APT 8, THE HAZELTOWN BUILDING 11 CLONARD STREET, FALLS ROAD, DUBLIN 15

Key Features

- A superior well maintained and presented, comfortable and bright floor apartment that enjoys a bright, south facing position.
- One generous reception room with feature access to balcony / Feature south facing balcony.
- Upvc double glazing.
- Luxury White shower suite.
- Good, fresh presentation.
- Two good, spacious double bedrooms each with built-in mirror slide robes.
- Luxury Fitted Kitchen.
- Gas central heating (recently upgraded gas boiler)
- Secure gated car parking.
- Fantastic first time buy / well worth a visit.





GROUND FLOOR

Communal Stairs to;

SECOND FLOOR

ENTRANCE HALL

To;

LOUNGE / LIVING / DINING AREA

16'4 x 10'4

Feature flooring, balcony access.

Open to;

LUXURY FITTED KITCHEN

10'8 x 7'8

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, 4 ring gas hob, fridge and freezer, underoven, overhead extractor hood, wooden effect strip floor, balcony access.

PRINCIPLE BEDROOM 1

12'9 x 9'3

Built-in mirror slide robes, wooden effect strip floor.

BEDROOM 2

12'9 x 8'3

Built-in mirror slide robes.

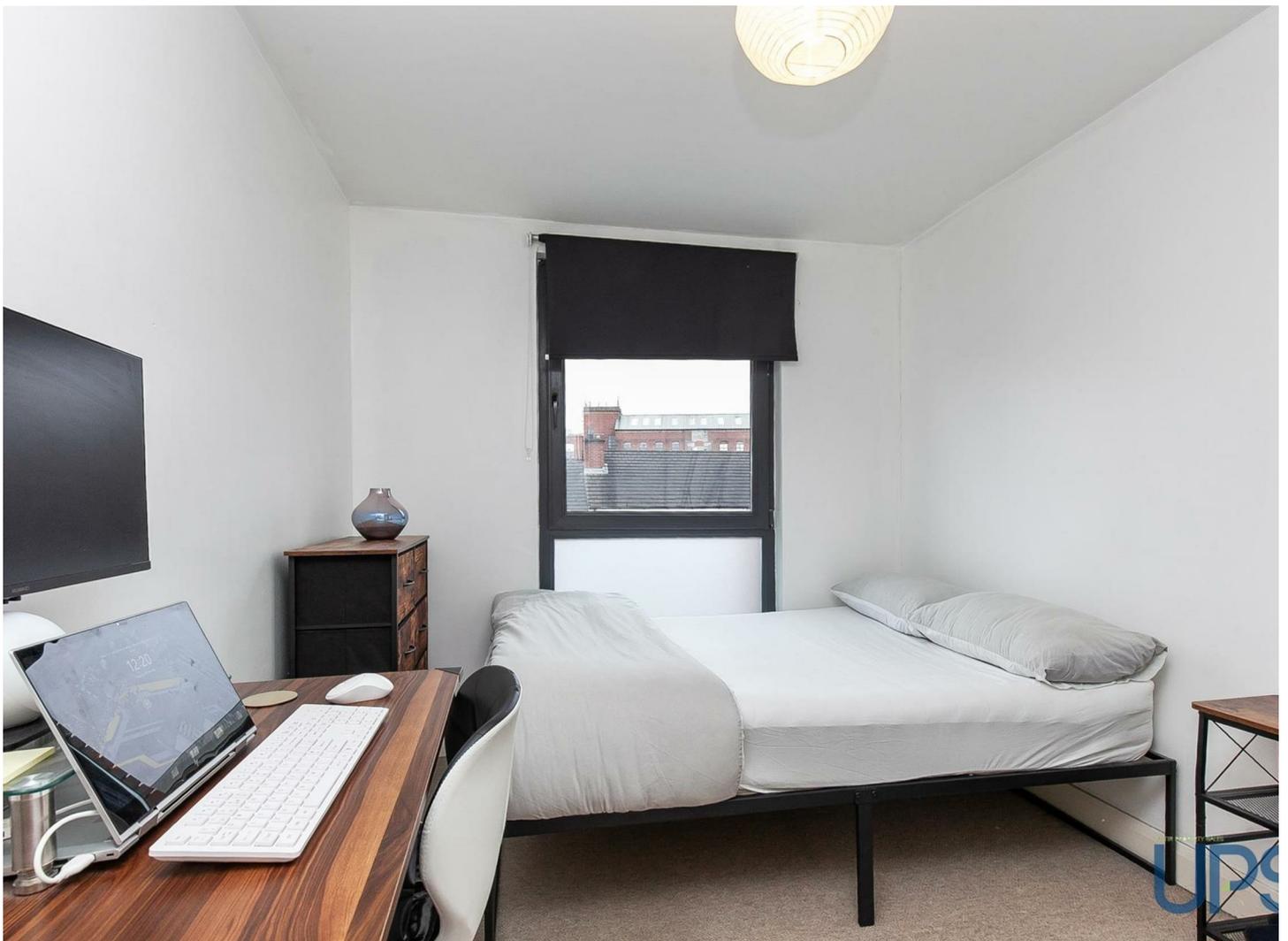
WHITE SHOWER SUITE

Pedestal wash hand basin, low flush w.c, feature shower cubicle, pvc wall coverings, tiling.

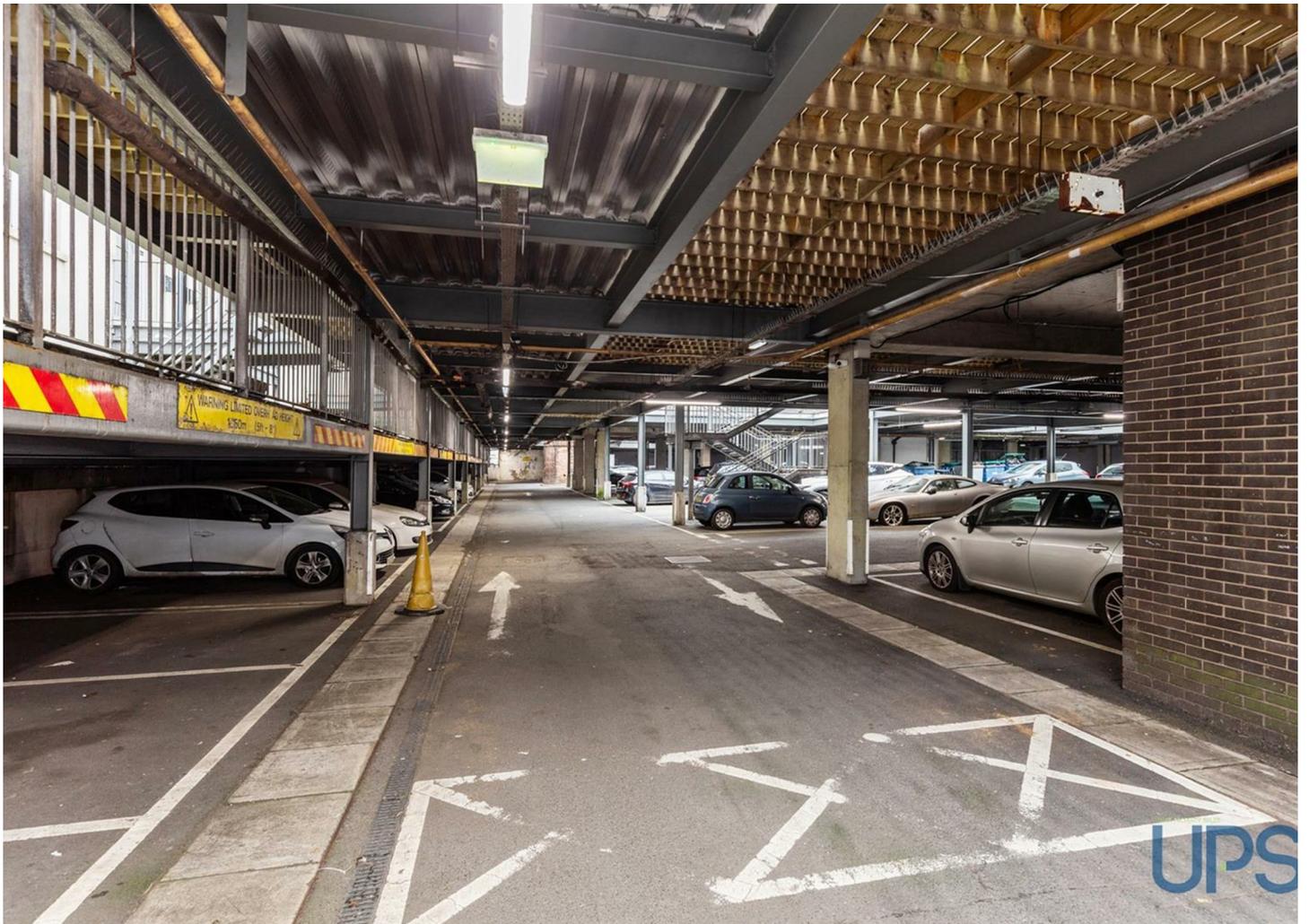
OUTSIDE

Secure gated car parking, communal garden.

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DUBLIN 18 BT13 2QW**

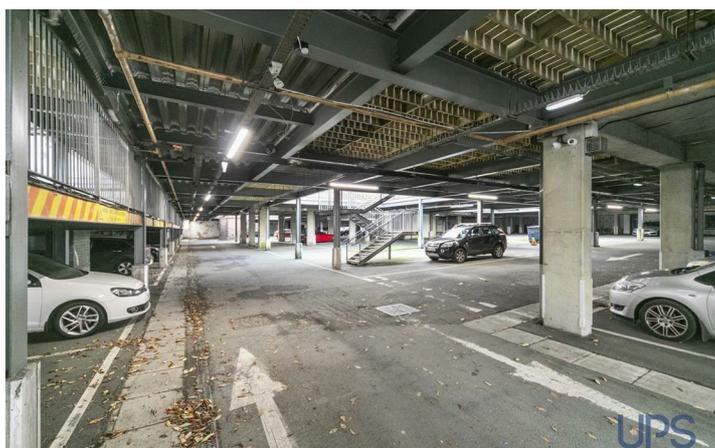








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Questions you may have.

**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. 18600895

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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