

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 CLOWNEY STREET, FALLS  
ROAD, BELFAST, ANTRIM,**

**OFFERS AROUND £134,950**

An extraordinary, extended red brick mid-terrace home, full of charm and ideally positioned in this highly sought-after residential location. The property enjoys superb doorstep convenience to an array of schools, shops and excellent transport links, including the Glider service and key arterial routes connecting to the wider motorway network and city centre. It is also within easy reach of the Royal Victoria Hospital, St Mary's University College and the impressive Grand Central Station, among many other amenities.

This magnificent home is offered for sale chain free and is ready for the lucky new owner to simply add their furniture. The well-appointed accommodation is thoughtfully arranged throughout.

On the first floor, there are two well-proportioned bedrooms and a contemporary white bathroom suite complete with spotlights.

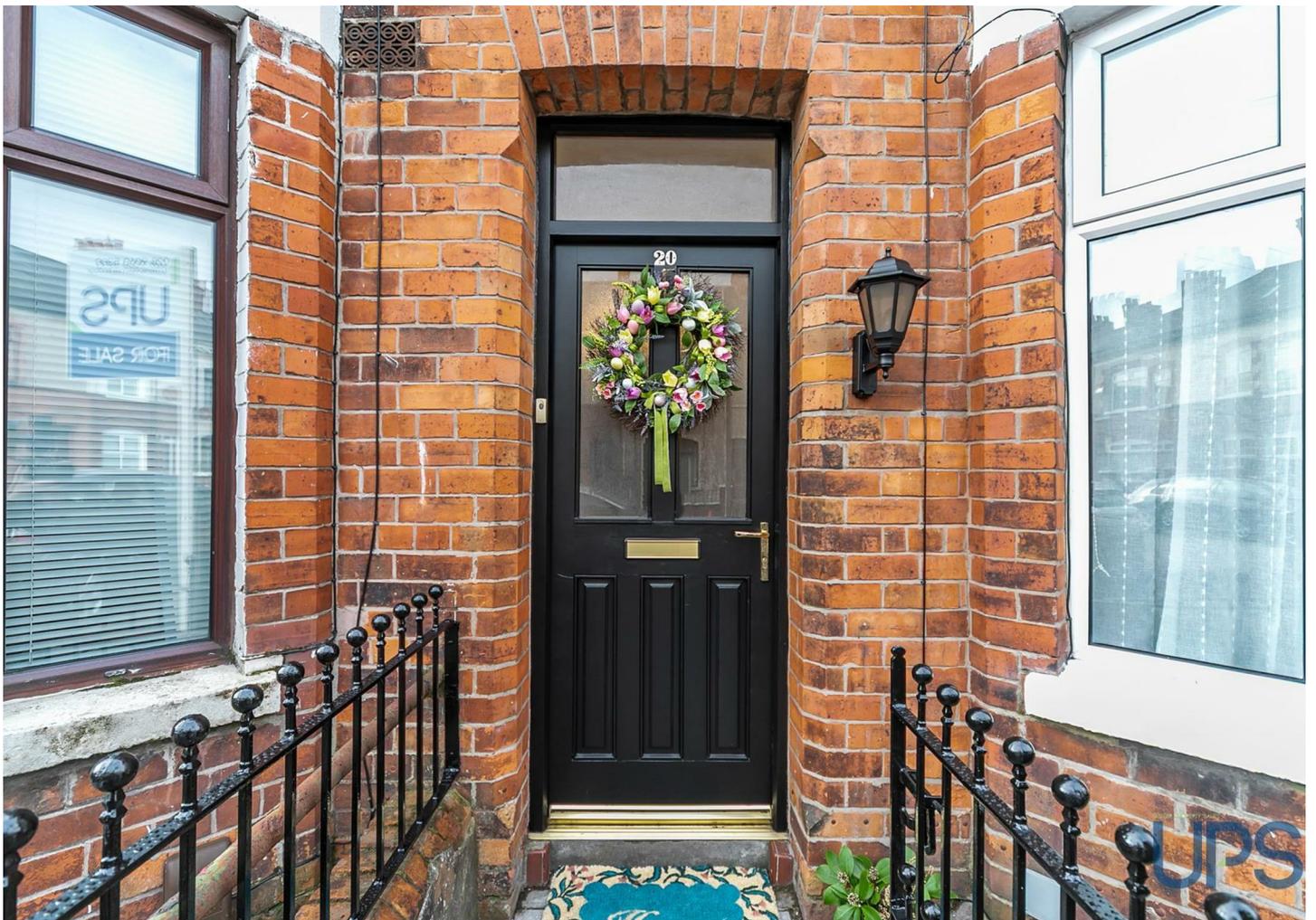
The ground floor offers a spacious and welcoming entrance hall, along with two separate reception rooms. The living room features a bay window and an attractive period fireplace, adding character to the space. To the rear, the extended fitted kitchen provides practical space for day-to-day use.

A standout feature is the beautifully restored wooden flooring, sourced from Trinity College Dublin. This elegant flooring flows seamlessly from the hallway into both reception rooms, adding warmth and timeless character throughout.

A beautifully presented, warm and welcoming home, finished to a high standard throughout. The property has been further improved with newly fitted carpets to the stairs, landing, and bedrooms, adding a fresh and comfortable feel.

Externally, the property benefits from a small enclosed rear yard with a desirable southerly aspect, ideal for enjoying outdoor seating. Additional features include oil-fired central heating and uPVC double glazing.

A truly special home, perfectly located close to cafés, restaurants, medical services and leisure facilities - Early viewing strongly recommended!



## Key Features

- An exceptionally charming, extended red brick period mid-terrace home, offered for sale chain free, in a highly sought-after and well-established location, conveniently close to a wealth of amenities.
- Two separate reception rooms, featuring a living room with a bay window, a beautifully stripped wooden floor, and an attractive period fireplace.
- White bathroom suite on first floor.
- uPVC double glazing and oil-fired central heating with an up-graded boiler.
- Conveniently located within a short walk of excellent transport links, including the Glider service, the Royal Victoria Hospital, and St Mary's University College, plus a wide range of schools and shops.
- Two well-proportioned bedrooms.
- Extended fitted kitchen.
- Newly fitted carpets to the stairs, landing, and bedrooms.
- A privately enclosed rear yard, perfect for a small table and chairs.
- With the wider motorway network on its doorstep, offering convenient access to the city centre, key arterial routes, and Boucher Road, early viewing is highly recommended for this very special home.



### GROUND FLOOR

A hardwood front door with glazed panels opens into a spacious and welcoming entrance hall, complete with a beautifully stripped wooden floor.

### LIVING ROOM

12'4 x 10'0

Featuring a bay window, an attractive period fireplace, and a beautifully stripped wooden floor.

### DINING ROOM / LOUNGE

11'1 x 10'3

Beautifully stripped wooden floor.

### EXTENDED KITCHEN

10'7 x 7'0

Range of high and low-level units, a single drainer stainless steel 1½ bowl sink, built-in hob and oven, and a stainless steel extractor fan, complemented by partially tiled walls and a tiled floor.

### FIRST FLOOR

Newly fitted carpets to the stairs, landing, and bedrooms.

### BEDROOM 1

13'9 x 10'0

### BEDROOM 2

10'11 x 8'5

### WHITE BATHROOM SUITE

Bath with electric shower unit, low-flush W.C., pedestal wash hand basin, and spotlights.

### OUTSIDE

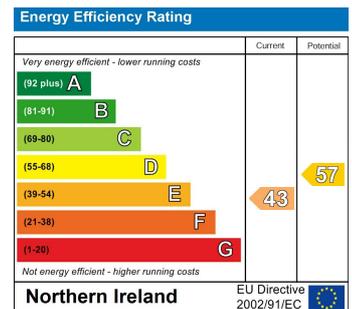
A privately enclosed rear yard, perfect for a small table and chairs.











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 our mortgage advisor on 028 9060 5200.

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.**

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

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