



14 CLONAVER CRESCENT NORTH

Belfast BT4 2FD

Offers Over
£275,000



SEMI-DETACHED | 3  | 1  | 1 

This semi-detached family home is located off the ever-popular Holywood Road in East Belfast.

KEY FEATURES

- Beautifully Presented Three Bedroom Semi-Detached Property Located Off the Ever-Popular Holywood Road in East Belfast
- Sought After Location Providing Excellent Convenience to Both Ballyhackamore Village, Belmont Village, Belfast City Centre, and Belfast City Airport
- Within the Catchment Area to Many of Belfast's Leading Primary and Grammar Schools
- Spacious Entrance Hall
- Open Plan Living and Dining Room with Cast Iron Multi Fuel Burning Stove, Dual Aspect and French Doors Leading to Rear Garden
- Fitted Kitchen with Excellent Range of High- and Low - Level Units
- Three Well Proportioned Bedrooms to the First Floor
- Modern Fitted Family Bathroom with White Suite
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Private Front and Rear Gardens, Ideal for Outdoor Entertaining and Children at Play
- Driveway Parking and Electric Charging Point
- Excellent Outdoor Storage Shed
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended



ROOM DETAILS

ENTRANCE

Front Door:

GROUND FLOOR

Spacious Reception
Hall:

Open Plan Living /
Dining:

25'5" x 12'5"

Kitchen:

18'11" x 6'5"

Stairs to First Floor
Landing:

FIRST FLOOR

Roofspace:

Family Bathroom:

Bedroom One:

11'5" x 10'11"

Bedroom Two:

11'9" x 11'5"

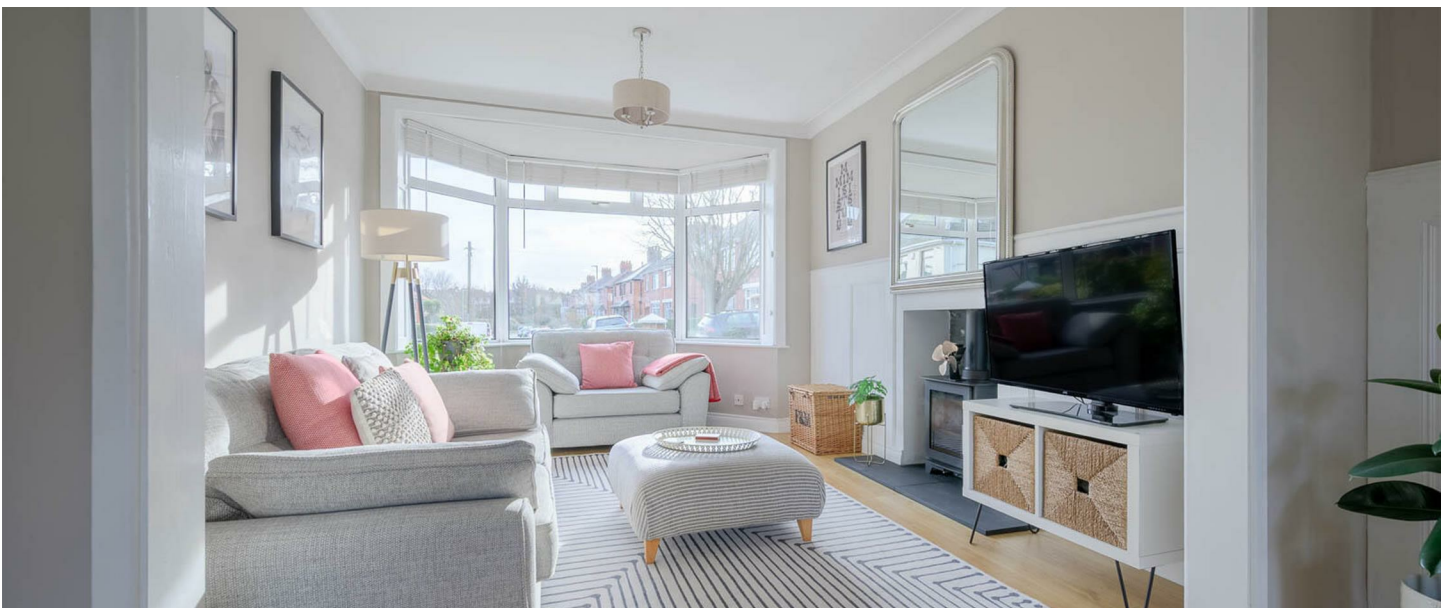
Bedroom Three:

7'8" x 6'5"

OUTSIDE

Timber Shed:

Driveway and
Gardens:



DIRECTIONS

Travelling along the Holywood Road in the direction of Belfast City Centre, turn left on to Clonaver Park. Take the first left on to Clonaver Crescent North. Number 14 is located on the right hand side just before the bend in the road.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



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			
		70	83
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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