



17 CLOVERHILL PARK

BELFAST BT4 2JW

Offers Around

£625,000



CHALET BUNGALOW | 4 🏠 | 2 🚿 | 3 🚗

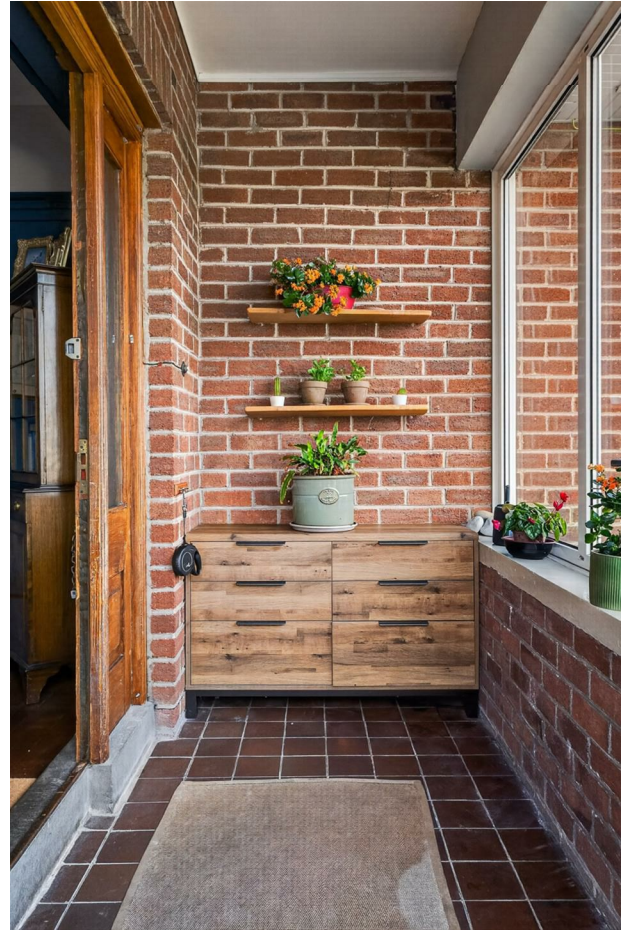
Presented in excellent condition throughout, this substantial detached chalet bungalow is located within the much sought after and mature residential enclave of Cloverhill Park. Set on a generous site with attractive gardens and ample off street parking, the property offers spacious and highly versatile accommodation ideal for family living or those seeking flexible space on one level.

Cloverhill Park is highly regarded for its quiet setting while being conveniently close to local amenities, schools, and transport links.



KEY FEATURES

- Attractive detached chalet bungalow situated within the highly sought after and mature development of Cloverhill Park
- Positioned on a generous, private site with well maintained front and rear gardens enhancing privacy and kerb appeal
- Impressive approach with a driveway providing ample off street parking.
- Bright, spacious, and well proportioned accommodation throughout, presented in excellent decorative condition
- Two versatile and comfortable reception rooms offering flexibility for family living, entertaining, or home office use
- Main living room enjoys a feature fireplace and delightful outlook over the private rear garden
- Exceptional open plan kitchen and dining area which forms the heart of the home and is ideal for modern living
- Well equipped kitchen fitted with extensive units, a breakfast bar, timber worktops, and excellent natural light from rooflights
- Separate utility room providing additional storage, laundry space, and direct access to the exterior
- Flexible bedroom accommodation over two levels, ideal for families, guests, or downsizers seeking ground floor options
- Well appointed family bathroom together with an additional ensuite shower room, both finished to a high standard
- Private, sunny rear garden with a paved patio area and an attached garage currently in use as a home gym, offering excellent versatility
- Pvc Double Glazing and Gas Heating
- Broadband Speed – Ultrafast



ROOM DETAILS

ENTRANCE

*Concealed Entrance
Porch:*

GROUND FLOOR

Entrance Hall:

Cloakroom:

*Lounge:
15'6" x 12'6"*

*Extended Kitchen /
Dining Area:
23'6" x 15'10" at widest
points*

Utility Room:

Garage / Home Gym Bathroom:

*/ Workshop:
19'9" x 10'3"*

*Living Room:
17'1" x 15'2"*

Hallway:

*Bedroom One:
15'6" x 12'5"*

*En Suite Shower
Room:*

*Bedroom Two:
15'8" x 11'0"*

*Bedroom Three:
12'6" x 11'0"*

*Staircase to First
Floor:*

FIRST FLOOR

*Spacious Landing /
Study:*

*Bedroom Four:
16'9" x 14'5" at widest
points*

OUTSIDE

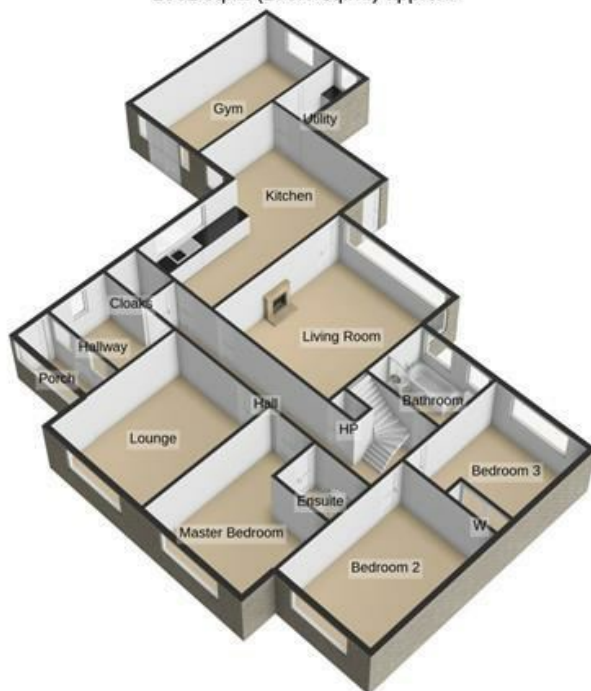
*Driveway and
Garden:*



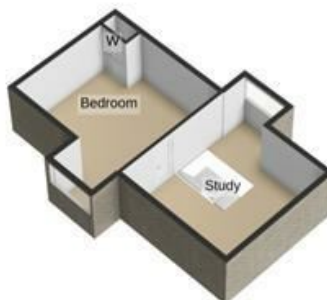


FLOOR PLANS

Ground floor
1862 sq.ft. (173.0 sq.m.) approx.



1st floor
414 sq.ft. (38.4 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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DIRECTIONS

Travelling along the Belmont Road towards Craigantlet, continue around the right hand bend on to Massey Avenue. Turn left on to Cloverhill Park and number 17 is located on the right hand side.



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			
Northern Ireland		61	71
		EU Directive 2002/91/EC	

OUR BRANCHES

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