



10 CLONALLON COURT

BELFAST BT4 2AB

Offers Around

£295,000

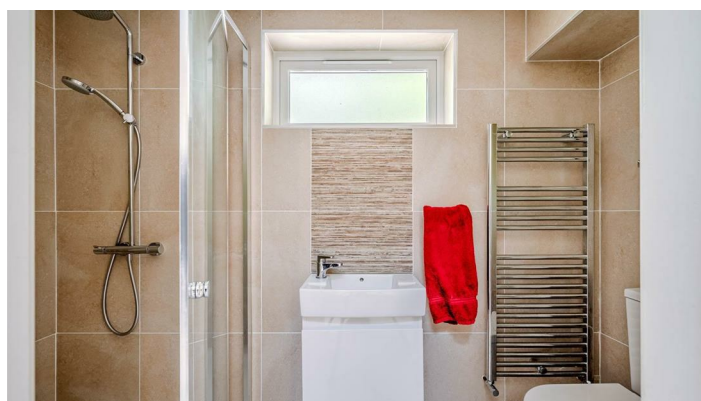


SEMI-DETACHED | 3  | 2  | 2 

This semi-detached family home is well presented throughout and offers bright, spacious and versatile accommodation throughout that caters for the lifestyles of today's busy families.

KEY FEATURES

- Three Bedroom Semi-Detached Family Home Located off Belmont Road in East Belfast
- Versatile Layout with Option of Annex/Granny Flat with Own Door Access
- Excellent Location Providing Access to Belmont Village, Ballyhackamore Village and Main Arterial Routes for the City Commuter
- Spacious Entrance Hall
- Lounge with uPVC Sliding Doors to Rear Garden
- Modern Fitted Kitchen Open to Ample Space for Casual Dining
- Separate Living Room/Dining Room with Mezzanine Balcony, Under Floor Heating
- Large Utility and Downstairs Shower Room with White Suite
- Three Well Appointed Bedrooms
- Modern Fitted Shower Room with White Suite
- Paved Driveway with Ample Off-Street Parking for One to Two Cars
- Gas Fired Central Heating and Double Glazed Windows Throughout
- Partially Floored Roof Space Access Via Ladder, Excellent Storage
- Broadband Speed - Ultrafast



ROOM DETAILS

ENTRANCE

Front Door:

GROUND FLOOR

Spacious Reception
Hall:

Lounge:
16'3" x 13'0"

Kitchen:
12'9" x 9'9"

Additional
Living/Dining
Room/Bedroom:
18'1" x 9'8"

Mezzanine Balcony:

Utility Room:
12'2" x 9'8"

Shower Room:

Stairs to First Floor
Landing:

FIRST FLOOR

Roof Space:

Shower Room:

Bedroom One:
12'9" x 9'9"

Bedroom Two:
13'0" x 9'9"

Bedroom Three:
9'10" x 6'6"

OUTSIDE

Outside:



DIRECTIONS

Travelling along Belmont Road in the direction of Belfast City Centre, turn right on to Clonallon Court. Continue round the bend to the right. Number 10 is located on the left hand side after 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		
	71	71
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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