



20 CLOGHAN CRESCENT, BELFAST, BT5 7HG

OFFERS AROUND £189,950

An attractive three bed mid terrace property located in Cloghan Crescent, off Summerhill Avenue. This deceptively spacious property is perfect for families and first time buyers alike.

The accommodation includes entrance hall with ground floor toilet suite, generous lounge featuring cast iron wood burner and double doors to sunroom, all to include laminate wooden flooring. Modern fitted kitchen, built-in oven and gas hob, built-in fridge freezer and plumbing for washing machine. The first floor boasts three well proportioned bedrooms, bathroom with white suite comprising panelled bath, shower over bath, fully tiled walls and recessed spotlighting. The property further benefits from gas fired central heating and double glazing throughout.

The outside includes enclosed South facing rear garden with raised decking area and steps leading to area with artificial lawn. Conveniently located close to Stormont Park this property is perfect for first time buyers and young families wanting to benefit from the many local schools and amenities, and the popular Glider bus service into Belfast city centre.



Key Features

- Attractive Red Brick Three Bed Mid Terraced Property
- Spacious Lounge With Double Doors Through To Sunroom
- First Floor Comprising Three Bedrooms & Modern Bathroom
- South Facing Enclosed Rear Garden With Raised Decking Area and Artificial Lawn
- Convenient Ground Floor Toilet Suite
- Modern Fitted Kitchen With Range of Integrated Appliances
- Gas Fired Central Heating and PVC Double Glazing Throughout
- Convenient Location Close To Many Schools And Local Amenities



Accommodation Comprises

Entrance Porch

PVC front door, laminate wooden flooring.

Entrance Hall

Laminate wooden flooring, storage cupboard housing gas fired boiler.

Cloakroom

Low flush WC, pedestal wash hand basin, panelled walls.

Lounge

16'9 x 9'6

Laminate wooden floor, cast iron wood burning stove with granite inset and hearth, wooden beam mantle, PVC doors to:

Sunroom

12'9 x 10'3

Laminate wooden floor, PVC double doors to rear garden.

Kitchen

12' x 11'7

Excellent range of high and low level units, single drainer stainless steel sink unit, stainless steel over and gas hob, integrated fridge freezer, plumbed for washing machine, storage under stairs, recessed spotlighting.

First Floor Landing

Bedroom 1

14'3 x 7'5

Bedroom 2

9' x 8'9

Bedroom 3

9'8 x 9'2

Bathroom

White suite comprising: Panelled bath with telephone hand shower and shower over bath, shower screen, low flush WC, pedestal wash hand basin, fully tiled walls, heated towel rail, recessed spotlights.

Outside

Enclosed south facing rear garden with raised decking area and steps leading to garden in artificial lawn and paved area.



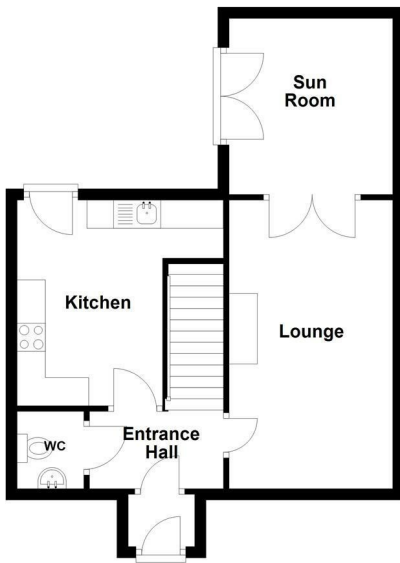




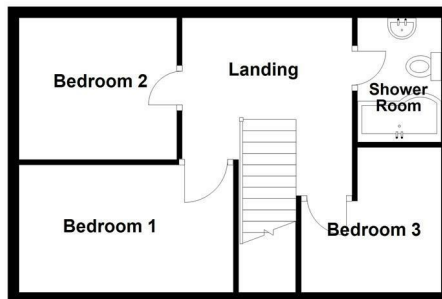




Ground Floor



First Floor



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		70	76
		EU Directive 2002/91/EC	

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 9047 1515.

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.

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