



33 CLONALLON PARK

Belfast, BT4 2BZ

Offers around **£349,950**



SEMI-DETACHED | 3  | 1  | 1 

This semi-detached family home has been beautifully finished throughout and offers bright and spacious accommodation that caters for the lifestyles of today's busy families.

KEY FEATURES

- Three Bedroom Semi-Detached Family Home
- Within the Catchment Area to a Range of Belfast's Leading Primary and Secondary Schools
- Generous Site with Enclosed Rear
- Spacious Entrance Hall
- Separate Lounge with Double Doors Leading to Dining Room
- Bespoke Fitted Kitchen Open to Ample Dining Space
- Downstairs WC
- Three Well Appointed Bedrooms
- Luxurious Family Bathroom with White Suite
- Tarmacked Driveway with Ample Off-Street Parking
- Gas Fired Central Heating & UPVC Double Glazing Throughout
- Floored Roof Space Access Via Ladder, Excellent Storage
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

- Covered Entrance Porch
- Spacious Reception Hall
- Ground Floor WC and Cloakroom
- Drawing Room
12'10" x 11'11"
- Kitchen/Dining/Living Space
21'10" x 19'3"

First Floor

- Landing
- Bedroom One
13'3" x 11'1"
- Bedroom Two
11'1" x 11'
- Bedroom Three
10'2" x 8'2"
- Bathroom

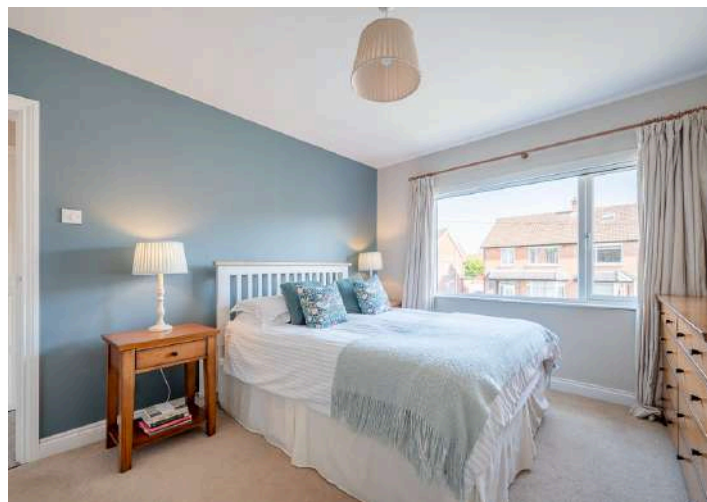
Outside

- Tarmac Driveway with Ample Parking
- Home Office Pod
- Enclosed Side and rear Gardens



DIRECTIONS

Travelling along the Belmont Road in the direction of Belmont Village, turn right on to Belmont Church Road. Take the first left on to Clonallon Park. No 33 is located on the left 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		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	68	71
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

