



119 KINGS ROAD

Belfast, BT5 7EF

Offers over **£265,000**



SEMI-DETACHED | 4  | 2  | 2 

We are delighted to bring to the market this beautifully presented, end terrace property located in the ever popular Clarawood Area of East Belfast.

KEY FEATURES

- Extended Four Bedroom Semi Detached Property
- Situated close to a vast array of Local Amenities
- Generous-sized Lounge
- Large Open Plan Fully Fitted Kitchen with Dining and Snug area with Access to Side.
- Conservatory with Access to Downstairs Furnished Cloakroom
- Four Bedrooms
- Main Bedroom with Ensuite shower room
- Fitted Family Bathroom with White Suite
- Driveway for Off Street Parking
- Enclosed private rear garden with decking, stoned and artificial grass areas for outside entertaining.
- Gas Fired Central Heating & UPVC Double Glazing Throughout
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

- Spacious Reception Hall
- Living Room
22'1" x 10'5"
- Open Plan Fitted Kitchen
with Informal Dining and
Snug Areas
22'8" x 16'5"
- Conservatory
12'2" x 7'11"
- Furnished Cloakroom

First Floor

- Landing
- Bathroom
- Bedroom One with En
Suite
18'7" x 16'5"
- Bedroom Two
11'10" x 10'5"
- Bedroom Three
10'5" x 10'3"
- Bedroom Two
6'8" x 6'

Outside

- Enclosed Private Rear
Garden with Southerly
Aspect
- Feature Decking
- Artificial Grass Areas



DIRECTIONS

Coming along the Kings Road towards Dundonald, go past the Gilnahirk Road junction. Number 119 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
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Very energy efficient - lower running costs	70	71
NOT energy efficient - higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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