

simon**BRIEN**
RESIDENTIAL

34 Clara Park,
Belfast, BT5 6FD



Asking Price £199,950

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Beautifully Presented End Townhouse In A Popular Residential Setting
- Three Well Proportioned Bedrooms
- Living Room With Feature Fireplace & Bay Window
- Dining Room
- Modern Fitted Kitchen
- Contemporary White Bathroom Suite
- uPVC Double Glazed Window Frames
- Gas Fired Central Heating
- Off Street Parking
- Roof Recently Reslated
- Enclosed Rear & Side Gardens
- Within Walking Distance Of Ballyhackamore
- Close To Belfast City Centre, Shops & Schools
- Convenient To Public Transport Links, The Comber Greenway & Belfast City Airport
- Immaculately Finished Throughout



SUMMARY

This immaculate end townhouse property comes to the market and will immediately attract buyers seeking to buy within the Ballyhackamore area.

The property has been tastefully renovated, and will appeal to those seeking a turnkey finish.

The layout comprises an entrance hall, living room with bay window and feature fireplace, dining room and a modern fitted kitchen. On the first floor, there are three well-proportioned bedrooms and a contemporary white bathroom suite. Benefiting from gas fired central heating, uPVC double glazed window frames, and the roof of the property has also been recently reslated.

Convenient to a wealth of cafes and restaurants within the Ballyhackamore area, excellent schools, parks, and public transport links to Belfast City Centre and beyond are all within easy reach.

ACCOMMODATION

GROUND FLOOR

Composite front door with double glazed side panels leading to:

ENTRANCE HALL:

Laminate wooden floor. Understair storage cupboard. Gas fired boiler.

LIVING ROOM:

13' 6" x 12' 0" (4.11m x 3.66m) (max)

Attractive feature fireplace with wooden mantel, cast iron inset, and granite hearth. Corniced ceiling.

DINING ROOM:

11' 10" x 10' 9" (3.61m x 3.28m)

Attractive fireplace with cast iron inset and granite hearth. Corniced ceiling.

KITCHEN:

12' 0" x 7' 8" (3.66m x 2.34m)

Excellent range of modern high and low level units. Single drainer stainless steel sink unit with mixer taps. 4 ring electric hob and under oven. Stainless steel extractor fan. Plumbed for washing machine. Recessed for fridge freezer. Ceramic tiled floor. Recessed spot lighting.



FIRST FLOOR

LANDING:

Access to roof space.

BATHROOM:

Contemporary white suite comprising of panel bath with mixer tap and shower fitment over. Pedestal wash hand basin with mixer taps. Push button WC. Fully tiled shower cubicle with thermostatic shower. Chrome towel rail. Ceramic tiled floor. Partially tiled walls. Recessed spot lighting.

BEDROOM (1):

11' 0" x 8' 8" (3.35m x 2.64m)

Excellent range of sliding mirrored wardrobes.

BEDROOM (2):

11' 0" x 11' 0" (3.35m x 3.35m)

Picture rail.

BEDROOM (3):

8' 7" x 7' 7" (2.62m x 2.31m)





OUTSIDE

Flagged patio area to rear bordered by timber fencing. Side garden in lawn with hedging. Front garden in lawn, and driveway.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/E/19/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	51	54
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9335-0024-0620-5615-9992

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