



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

4 Clonallon Gardens,  
Belfast,  
County Antrim, BT4

Asking Price: £275,000

Reeds Rains

reedsrains.co.uk



4 Clonallon Gardens, Belfast, County Antrim, BT4

Asking Price: £275,000

EPC Rating: E

Clonallon Gardens is a highly regarded residential address and can be found between Sydenham Avenue & Belmont Road.

This charming home is within walking distance to the vibrant Belmont Village benefitting from the excellent array of shopping facilities, eateries and boutiques.

Regular public transport links and the main arterial routes provide ease of access in & out of Belfast City Centre and the neighboring towns.

In addition, this superb property falls within the catchment area to an excellent selection of schooling for all ages.

The property itself offers bright and generous accommodation over two floors however, will require modernisation / updating throughout.

This fine home has huge potential & could be a fantastic family home within a very desirable location in East Belfast. Early inspection is advised.

Covered Entrance Porch

uPVC front door with glazed inset to...

Entrance Hall

Laminated wooden flooring.

Downstairs Dual Flush W/C

Pedestal wash hand basin with chrome dual mixer tap. Fully tiled walls. Ceramic tiled flooring.

Lounge Open Plan To Dining Area

25'4" x 10'5" (7.72m x 3.18m)  
At widest points. Feature fireplace with wooden surround and tiled hearth. Ample dining area. Laminated wooden flooring.

Double doors to...

Fitted Kitchen Open Plan To Family / Dining

19'3" x 17'6" (5.87m x 5.33m)  
At widest points. One bowl sink unit with dual mixer tap. Range of high and low level units with formica work surfaces. Space for cooker and integrated extractor hood. Plumbed for washing machine. Space for fridge / freezer. Glazed display cabinet. Partly tiled walls. Ceramic tiled flooring. Casual dining area. Under stairs storage. uPVC sliding door to rear and uPVC door to side.

First Floor

Bedroom One

12'7" x 10'6" (3.84m x 3.2m)

Bedroom Two

12'3" x 10'5" (3.73m x 3.18m)

Bedroom Three

9'2" x 7'8" (2.8m x 2.34m)

Bathroom Suite

Comprising panelled bath with dual mixer tap and telephone hand shower. Fully tiled corner shower cubicle with electric shower unit. Pedestal wash hand basin with mixer tap. Low flush w/c. Hot press with lagged copper cylinder and storage above. Fully tiled walls. Ceramic tiled flooring. Pine ceiling. Extractor fan.

Landing

Access to roof space via slingsby ladder. Fully floored with light, power & velux window.

Outside

Well tended garden area to front in lawn and shrubbery. Ample driveway car parking. Side access. Enclosed private garden to rear bordered by fencing and hedging in lawn,

loose stones and shrubbery. Outside tap / light. uPVC oil tank. Boiler house with oil fired boiler.

Detached Garage

19' x 9'2" (5.8m x 2.8m)

With up & over door. Light and power.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering

For full EPC please contact the branch.

regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Cammoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.