

223 Cliftonville Road, Belfast, BT14 6JU



PRICE Offers Over £219,950

Situated on a prime extensive corner site this spacious attractive three storey period semi detached boasts 5 bedrooms, 2 receptions, shaker kitchen and a first floor family bathroom.

Perfect for the family searching for a home within this highly sought after established location close to schools, shops and public transport. An early viewing is recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

- **Three Storey Period Semi Detached**
 - **5 Bedrooms**
 - **2 Receptions**
- **Popular Residential Location**
 - **Extensive Corner Site**
 - **Private Enclosed Garden**
- **Shaker Style Fitted Kitchen**
- **1st Floor Family Bathroom**
- **Oil Fired Central Heating**
- **PVC Double Glazed Windows**



ACCOMMODATION

GROUND FLOOR

Mahogany effect PVC front door with double glazed fan light over into:

ENTRANCE PORCH

French door into:

ENTRANCE HALL

Walnut effect laminate plank flooring extending into:

LOUNGE 14'9" x 10'6"

Into bay window. Corniced ceiling

DINING ROOM 11'0" x 10'6"

Inglenook style fireplace with wooden mantle



FITTED SHAKER KITCHEN 15'9" x 8'3"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting wood effect worksurfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven with 4 ring hob and stainless steel splashback. Overhead extractor fan housed in stainless steel canopy. Plumbed for washing machine

STAIRCASE TO FIRST FLOOR 1/2 LANDING

MODERN FAMILY BATHROOM

Comprising jacuzzi style bath. Pedestal wash hand basin. Quarter rounded fully tiled shower enclosure. Feature painted part panelled walls. PVC panelled ceiling. Separate button flush w.c



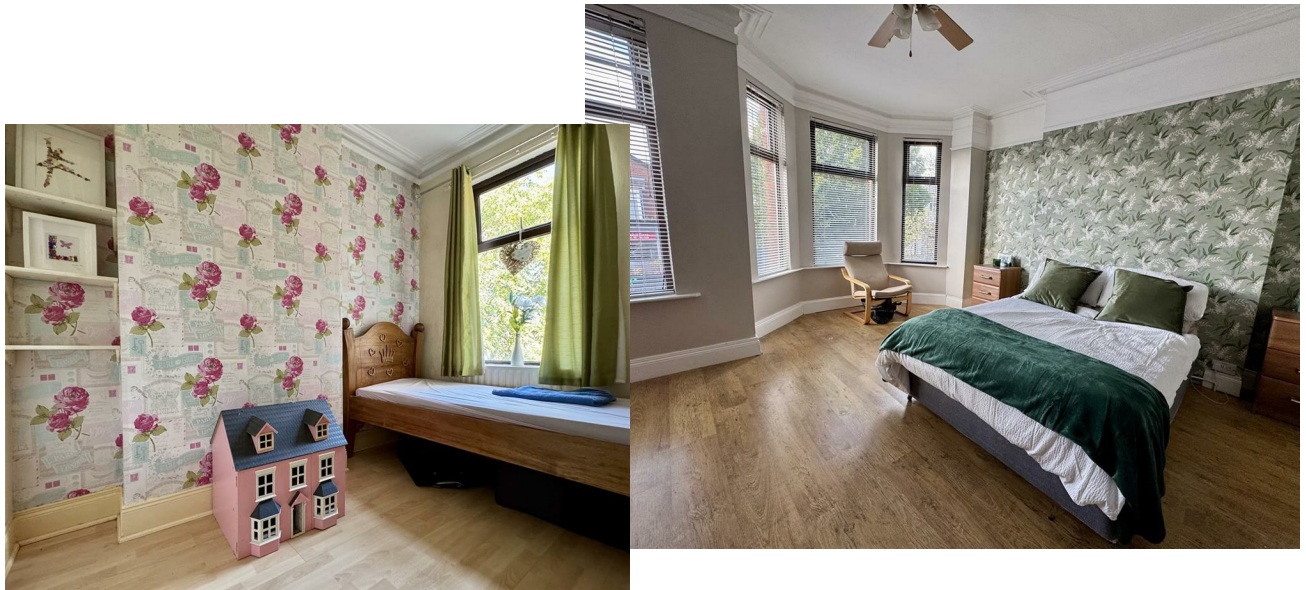
STAIRS TO FIRST FLOOR

BEDROOM 1 15'8" x 14'7"

Into bay window. Rustic oak effect laminate plank flooring. Picture rail. Coved ceiling

BEDROOM 2 10'0" x 8'8"

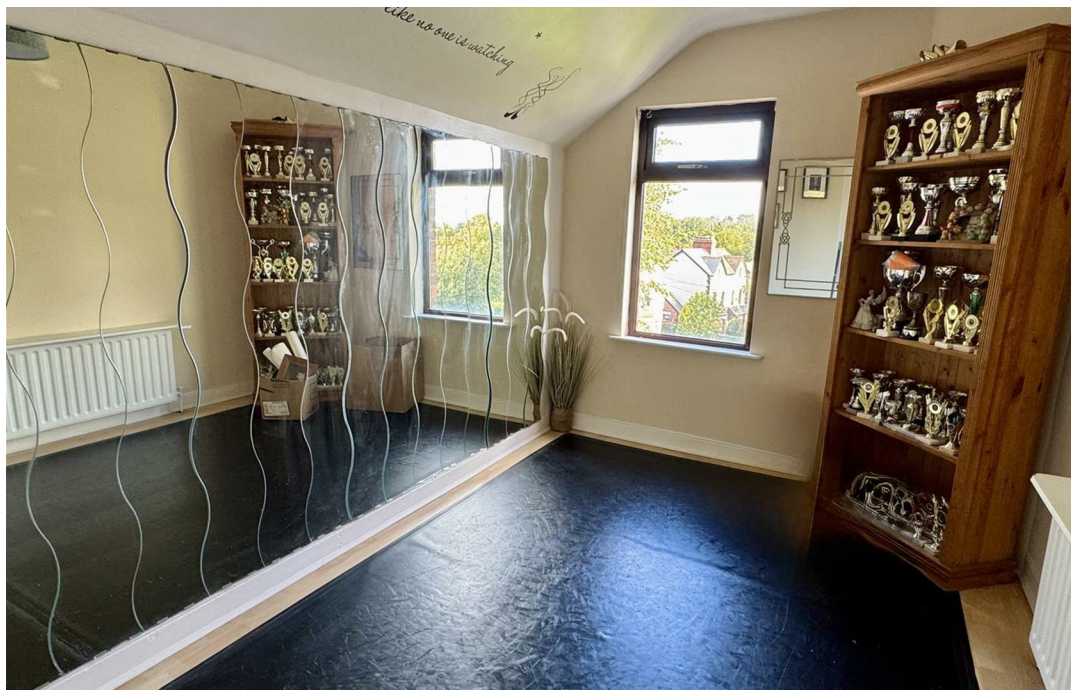
Laminate flooring



STAIRS TO 1/2 LANDING

BEDROOM 3 11'6" x 8'1"

Laminate flooring



STAIRS TO SECOND FLOOR

BEDROOM 4 14'7" x 12'3"

At max. Beech effect laminate flooring

BEDROOM 5 18'6" x 8'6"

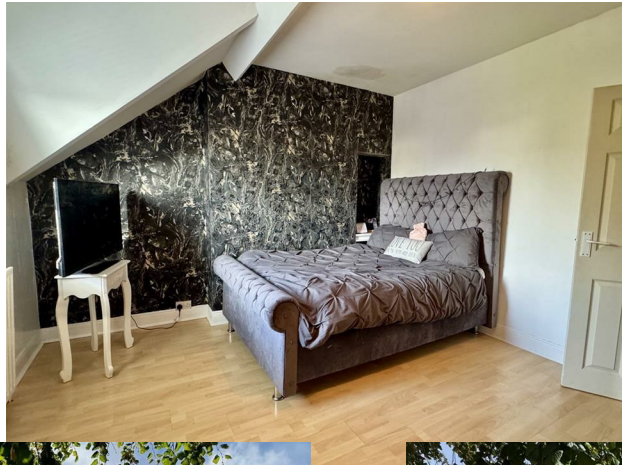
At max

OUTSIDE

Neat garden to front screened by perimeter wall.

Large private corner site with gardens to side and rear screened by perimeter fence. Garden to rear laid in lawn.

OUTBUILDING 15'3" x 7'4" with oil fired boiler



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 30 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | | EU Directive 2002/91/EC |

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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