



135 Clarawood Park

Belfast, BT5 6FW

Offers in the region of £164,950



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Hall

This welcoming hall features a staircase with white balustrades leading to the first floor. The walls are painted in a soft green shade, creating a fresh and inviting atmosphere. There is practical space for coats and shoes, making it a functional entrance to the home.

Living/Dining Room

17' 11" x 13' 1" (5.45m x 4.00m)

The open-plan living and dining area is bright and spacious, with natural light flooding in through large windows. Neutral walls and wood-effect flooring create a fresh, modern backdrop. The living area offers space for a comfortable corner sofa, while the dining area provides ample space for a dining table and chairs. This versatile space is ideal for relaxing and entertaining.

Kitchen

11' 3" x 7' 11" (3.42m x 2.41m)

This kitchen is contemporary and practical, featuring striking green lower cabinets paired with white upper cupboards, offering plenty of storage. The work surfaces are wood-effect, complemented by glossy black subway tiled splashbacks. A window above the sink brings in natural light and provides views outside. The kitchen also includes a built-in oven with a hob and extractor fan, blending functionality and style.

Utility Room

8' 1" x 3' 3" (2.47m x 1.00m)

Adjacent to the kitchen, this compact utility room is fitted with tiled walls and houses space for a washer and dryer, along with shelving for storage. It is practical and neatly organised to support everyday household chores.

W.C.

The ground floor cloakroom is stylishly tiled with a combination of grey and beige tiles, featuring a small modern sink and a toilet with a colourful seat cover. A niche above the toilet provides practical storage for toiletries.

Bedroom 1

13' 1" x 9' 9" (4.00m x 2.98m)

Bedroom 1 is a bright and welcoming double room with neutral walls and wood flooring. Two windows provide plenty of natural light, complementing the simple and fresh decor. This room is spacious enough to comfortably accommodate furniture such as a double bed and wardrobe.

Bedroom 2

11' 3" x 7' 11" (3.44m x 2.42m)

Bedroom 2 offers a cosy space with wood-effect flooring and a single window allowing natural light to fill the room. The neutral colour palette makes it a versatile room suitable for a child's bedroom, guest room, or home office.

Bedroom 3

9' 8" x 5' 10" (2.94m x 1.78m)

Bedroom 3 is a smaller room, ideal for a nursery or study. It features wood flooring, a simple neutral colour scheme, and a window over the radiator that brings in natural light. The space is practical and easy to personalise.

Bathroom

8' 8" x 4' 9" (2.63m x 1.46m)

The family bathroom has a modern feel with a

combination of white and grey tiling and a sleek black tiled floor. It includes a bathtub with a shower overhead, a contemporary basin with storage cabinet beneath, and a wall-mounted toilet. A window beside the bath allows natural light to brighten the space.

Rear Garden

The rear garden is a generous outdoor space, mainly laid to lawn with a paved patio area perfect for outdoor seating or barbecues. There is a wooden shed for storage and a covered area with a brick-built wood store and barbecue, ideal for alfresco dining. The garden is enclosed by a painted wooden fence and framed by mature trees, offering a private and peaceful setting.

Front Exterior

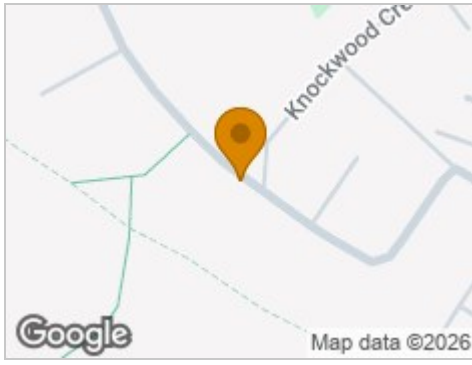
The front exterior of the property features a brick-built, semi-detached home with a covered porch set on an inviting paved driveway. The garden area includes a small lawn bordered neatly with shrubs and a gate providing access to the rear garden. The property has an attractive wooden front door with adjoining window, creating a welcoming first impression.

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Road Map



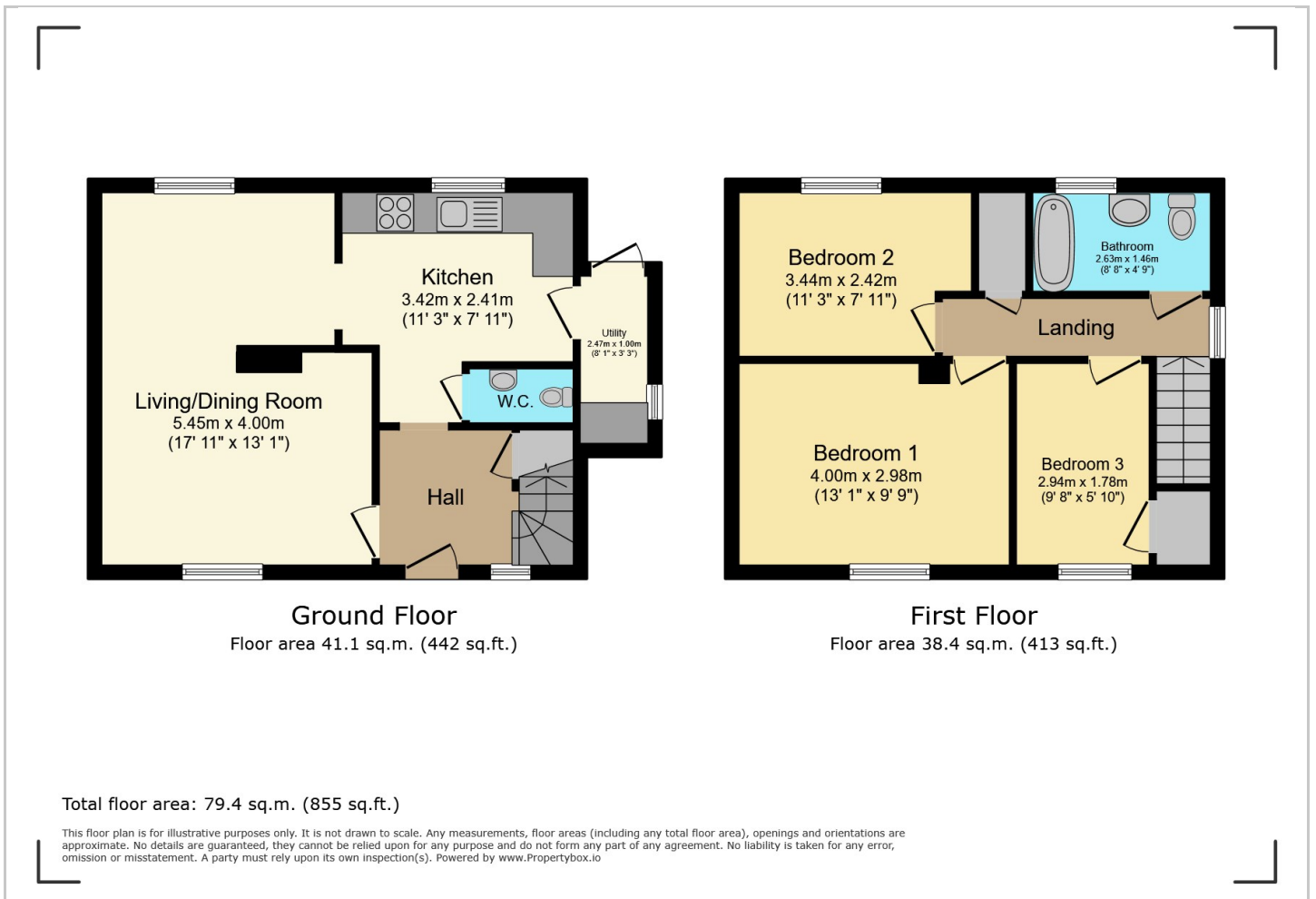
Hybrid Map



Terrain Map



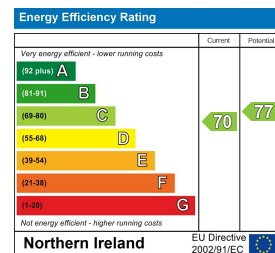
Floor Plan



Viewing

Please contact our SMART Residential - Belmont Road Office on 02895217587 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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