



Located off the Springfield Road in West Belfast.



ENERGY PERFORMANCE CERTIFICATE

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	52	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
		70

Dougan
RESIDENTIAL & COMMERCIAL

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61 Clovelly Street, Belfast, BT12 7EZ

Asking Price £62,500

Excellent First Time Buy Or Investment Opportunity

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KEY FEATURES

- Mid Terrace Located Just Off The Springfield Road In West Belfast
- Belfast City Centre Easily
- Accessible By Bus Or Car
- Bright And Spacious Living Room
- Large Fitted Kitchen With Casual Dining Area
- Well Appointed Ground Floor Bathroom In White Suite
- Three First Floor Bedrooms
- Oil Fired Central Heating
- Enclosed Rear Yard
- Excellent Home Owner Purchaser Or Investment

SUMMARY

Mid terrace located just of the Springfield Road in West Belfast. The property benefits from an excellent location with many amenities within walking distance and Belfast City Centre is easily accessible by bus or car.

Internally the property comprises of a living room, spacious fitted kitchen with casual dining area and a well-appointed bathroom in white suite on the ground floor.

Three bedrooms are located on the first floor.

Externally to the rear is an enclosed yard is to the rear. The property further benefits from oil fired central heating and uPVC double glazed windows.

Early viewing is advised to appreciate this fine home.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

LIVING ROOM: 12' 5" x 10' 4" (3.78m x 3.15m)

KITCHEN WITH TO DINING AREA: 13' 5" x 12' 5" (4.09m x 3.78m)

Excellent range of high and low level units, Formica work surfaces, stainless steel sink unit, space for oven and hob with extractor fan over, plumbed for washing machine, partly tiled walls.

BATHROOM:

White suite comprising low flush w.c, panel bath, pedestal wash hand basin, ceramic tiled floor, partly tiled walls

First Floor

LANDING: Roof space access

BEDROOM (1): 10' 4" x 8' 9" (3.15m x 2.67m)

BEDROOM (2): 10' 0" x 6' 8" (3.05m x 2.03m)

BEDROOM (3): 6' 5" x 6' 4" (1.96m x 1.93m)

Outside

Enclosed rear yard