



## 36 Cliftonville Road , Belfast, BT14 6JY

**Offers In The Region Of  
£189,950**

Subsided Period Semi Detached Villa Circa 1830 fire damaged holding a substantial site with obvious potential.

One of a pair of two story semi detached villas over basement with attic, stuccoed homes in a Regency Greek style designed and built Circa 1830 by architect Thomas Johnson. The property has been braced for stability with substantial fire damage. The adjoining property has been converted into apartments with further new build development to the rear This property represents obvious potential subject to local planning authority approval.

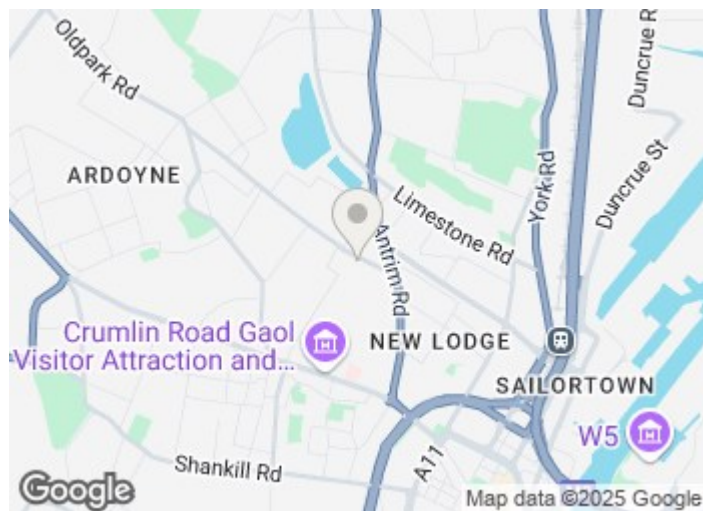
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>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

# 36 Cliftonville Road

, Belfast, BT14 6JY



- Fire Damaged
- Large Garden to Rear
- Development opportunity Subject to planning
- Highly regarded Location
- Basement Construction
- Circa 1830
- Regency Greek Style
- Substantial Semi Detached Residence

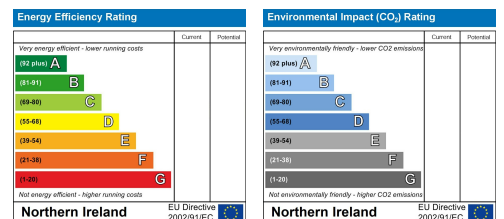


[Directions](#)



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

FORETSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
@Ulster Property Sales is a Registered Trademark