

Dougan

RESIDENTIAL

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douganproperty.com



9 Clara Crescent Upper
Belfast, BT5 5EQ

Asking Price £156,500

KEY FEATURES

- Well Presented And Extended, Bay Fronted Mid Terrace
- Excellent Location Close To Many Local Shops And Amenities
- Belmont, Ballyhackamore And Belfast City Centre Easily Accessible
- Bay Fronted Through Lounge With Under Floor Heating - Open To:
- Modern Kitchen Within Dining / Sitting Area
- Well Appointed First Floor Bathroom With Separate Shower Cubicle
- Three Generous Bedrooms
- Bedroom 4 / Study Option
- Rear Yard With Utility Store Plumbed For Washing Machine
- Oil Fired Central Heating / Double Glazing
- Excellent First Time Buy
- Early Viewing Advised



SUMMARY

Substantial mid terrace located in the ever popular Bloomfield area of East Belfast. The property offers ease of access to many local amenities, Belmont and Ballyhackamore with Belfast city centre easily accessible by bus or car.

Very well maintained by the present owners, the accommodation comprises of a bright and spacious through lounge open to a modern kitchen with dining area (all with under floor heating) on the ground floor. Three double bedrooms, a fourth bedroom / study and a well appointed bathroom complete with separate shower cubicle are to the first and second floors.

The property further benefits from a private, enclosed rear yard with a utility store, oil fired central heating and double glazing.

Early viewing is advised to appreciate this fine home.

ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Pvc front door, tiled floor

THROUGH LOUNGE: 24' 9" x 9' 9" (7.54m x 2.97m) Under floor heating

Living room - bay window, wood strip flooring

Dining area - tiled floor

Open To:

KITCHEN WITH DINING / SITTING AREA: 12' 7" x 10' 2" (3.84m x 3.1m) Excellent range of high and low level units, chrome handles, feature under lighting, formica work surfaces, stainless steel sink unit, integrated oven and four ring gas hob, chrome extractor fan, space for fridge freezer, plumbed for dishwasher, tiled floor, under stair storage, under floor heating, doors to rear yard

First Floor

LANDING:

BATHROOM: Shower cubicle, panel bath with chrome taps, pedestal wash hand basin with chrome taps and tiled splash back, low flush w.c, linen closet, tiled floor, partly tiled walls

BEDROOM (1): 13' 0" x 10' 5" (3.96m x 3.18m)

BEDROOM / STUDY: 6' 4" x 5' 2" (1.93m x 1.57m)

Second Floor

LANDING:

BEDROOM (2): 13' 1" x 11' 2" (3.99m x 3.4m)

Exposed wooden floor, tongue and groove ceiling, spot lighting

BEDROOM (3): 11' 1" x 7' 8" (3.38m x 2.34m)

Tongue and groove ceiling, spot lighting, velux window

Outside

Front forecourt.

Enclosed rear yard. Outside tap.

Utility store plumbed for washing machine, light, power and boiler.

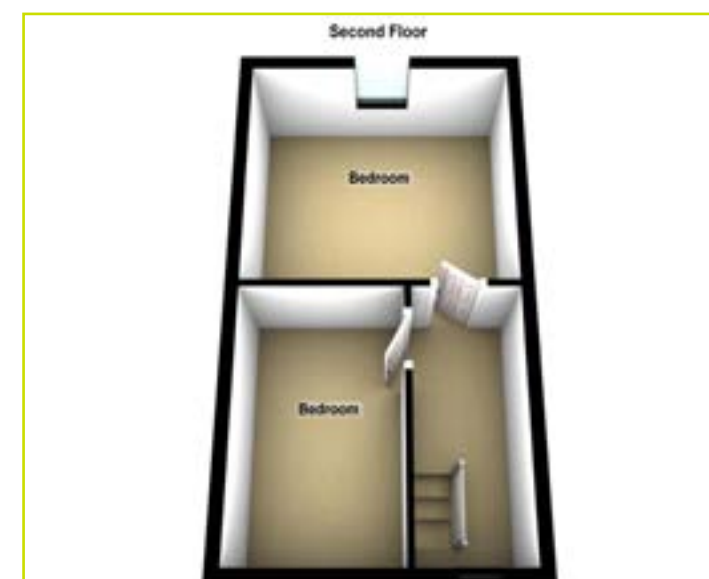
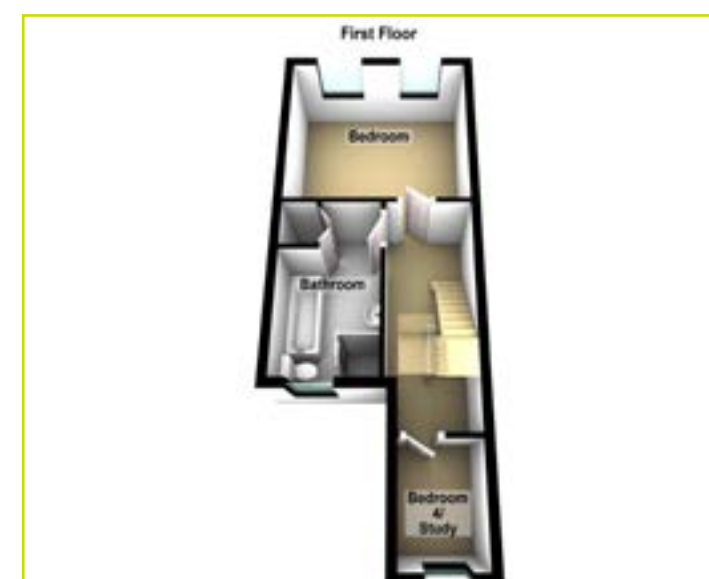
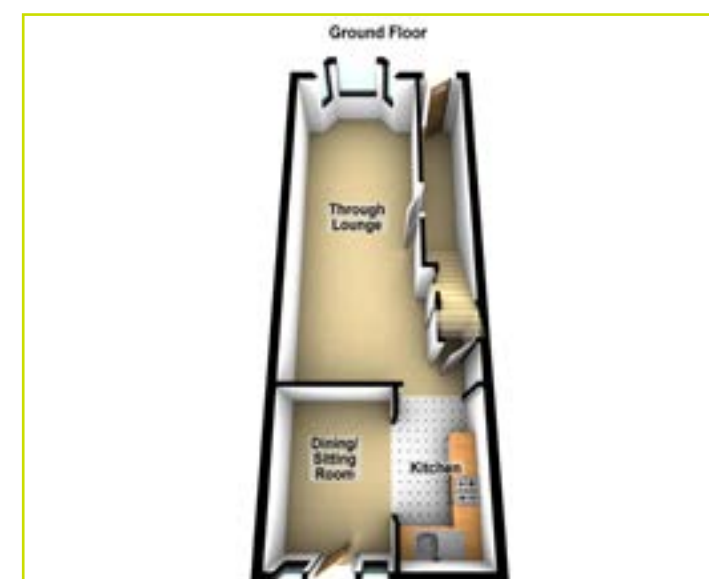




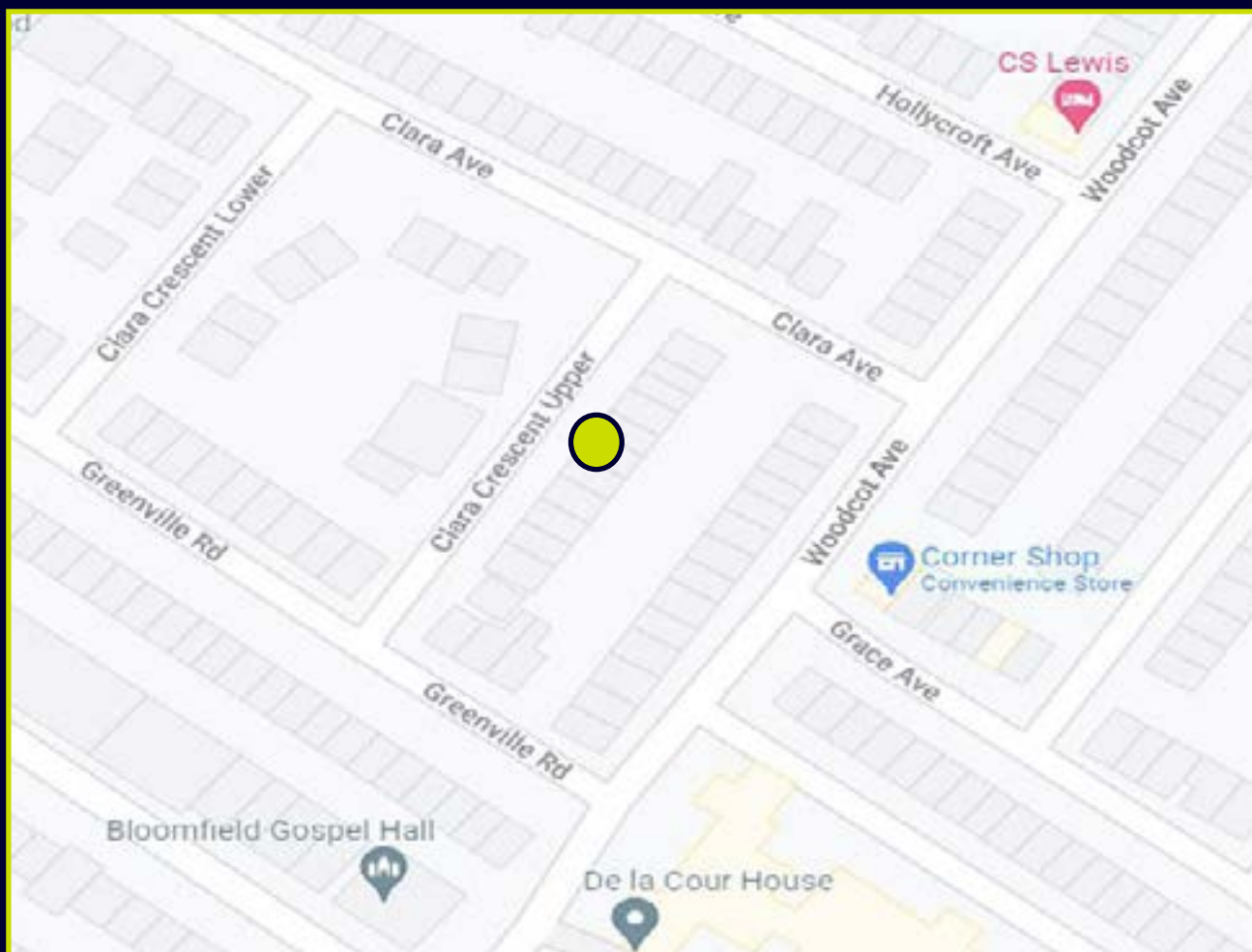




FLOOR PLANS (NOT TO SCALE)



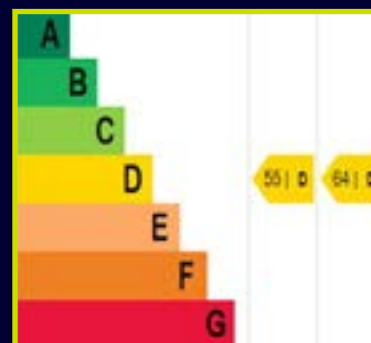
LOCATION MAP



DIRECTIONS : Travelling up the Bloomfield Road from the Beersbridge Road, turn right onto Woodcot Avenue. Turn right onto Clara Avenue and Clara Crescent Upper is the first street on the left.



EPC



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