



35 Clarawood Park, Belfast, BT5 6FR

- Semi Detached Villa
- Lounge; French Doors To Rear Garden
- Fully Tiled Shower Room
- PVC Double Glazing
- Convenient Location
- Three Well Proportioned Bedrooms
- Fitted Kitchen
- Oil Fired Central Heating
- Gardens Front And Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £114,950

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

LOUNGE 17'11" x 13'2" (wps)

PVC double glazed French doors to rear garden. Wood laminate floor covering. Picture window to front elevation.

KITCHEN 11'2" x 10'11" (wps)

Fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Glass fronted display cabinets. Part tiling to walls. PVC double glazed door to rear garden.

FIRST FLOOR



LANDING

Access to shelved hot press and roof space.

BEDROOM 1 13'2" x 9'6"

BEDROOM 2 11'3" x 7'11" (wps)

Built in wardrobe/store.

BEDROOM 3 9'6" x 9'4" (wps)

FULLY TILED SHOWER ROOM

White three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower.

EXTERNAL

Front garden finished in lawn, paving and artificial grass.

Tiled entrance canopy.

Large, fully enclosed rear garden finished in lawn and paved patio area.

Oil fired central heating boiler.

PVC oil storage tank.

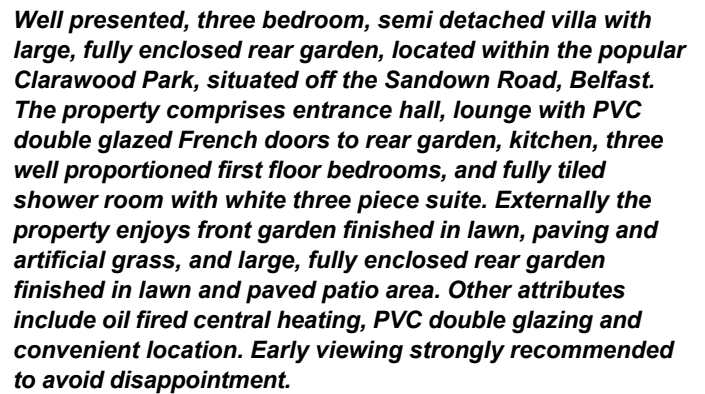
External lighting.


Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>47</p>	<p>66</p>
<p>Northern Ireland</p>	<p>EU Directive 2002/91/EC</p>	



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