



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | 65 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

12 Clarawood Grove,
Belfast,
County Antrim, BT5

Offers Over: £145,000

 **Reeds Rains**

reedsrains.co.uk

12 Clarawood Grove, Belfast, County Antrim, BT5

Offers Over: £145,000

EPC Rating: D

Enjoying a quiet cul de sac setting within this hugely popular residential location is this stunning Semi Detached home.

Offering beautifully presented and well-proportioned accommodation throughout this fantastic home is ideal for many prospective buyers.

Of particular note is the large, private rear garden area to rear, an excellent space to enjoy in the Spring / Summer months and for children at play.

Additionally there is also driveway car parking for two+ cars.

Regular public transport links, Comber Greenway and the highly regarded Ballyhackamore Village benefitting from the vast array of amenities, shopping facilities and restaurants are all within walking distance.

Belfast City Centre and the surrounding towns are easily accessible for those whom commute daily.

Early internal inspection comes strongly recommended.

Covered Entrance Porch

uPVC front door with glazed inset to...

Entrance Hall

Under stairs storage. Laminated wooden flooring.

Lounge

13'2" / 9'6" (4.01m / 2.9m)

Hole in wall fireplace with wooden mantle. Laminated wooden flooring. Double doors to...

Stunning Fitted Kitchen Open Plan To Dining Area

22'11" / 11 (6.99m / 11)

At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and wood effect work surfaces and upstand. Integrated four ring electric hob and built in oven with chimney extractor hood. Plumbed for washing machine. Space for fridge / freezer. Concealed strip lighting. Partly tiled walls. Laminated wooden flooring. Ample dining area. Recessed spotlighting. Built in larder cupboard. uPVC French doors to enclosed rear garden.

First Floor

Bedroom One

13'2" / 9'6" (4.01m / 2.9m)

Bedroom Two

11'2" / 7'2" (3.4m / 2.18m)

Built in wardrobe.

Bedroom Three

9'6" / 5'10" (2.9m / 1.78m)

Built in storage cupboard.

Luxury White Bathroom Suite

Comprising wooden paneled bath with chrome dual mixer tap and telephone hand shower. Shower screen. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Chrome heated towel rail. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

Landing

Built in storage cupboard with Worcester gas fired boiler. Access to roof space.

Outside

Off street car parking for two + cars. Side access. Large private garden to rear bordered by fencing in lawn, flower beds, loose stones and shrubbery. Outside tap / light. Garden shed.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

For full EPC please contact the branch.

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.