

Estate Agents &  
Mortgage Specialists

# Cowley

## 2 Clonaver Crescent North

Hollywood Road, BT4 2FD

Price: OA £275,000



## 2 Clonaver Crescent North, Hollywood Road

Extended semi detached villa on an impressive corner site.

- Attractive entrance hall with wooden flooring and storage under stairs
- Lounge with bay window and feature fireplace with wooden floor
- Open plan dining with 2 arched windows (not PVC), living area & luxury shaker style kitchen
- 3 Double bedrooms over 2 floors
- 2 Double bedrooms on first floor with separate study room
- Deluxe bathroom with white suite
- Master bedroom on second floor with good sized dormer window, range of built in robes & separate shower en suite
- PVC double glazed windows and doors
- Oil fired central heating
- Beautiful mature gardens front and landscaped to rear with patio area

This extended semi-detached villa is situated on an impressive corner site, offering ample space for a growing family. As you enter the property, you are greeted by an attractive entrance hall with wooden flooring, setting the tone for the rest of the home. The lounge boasts a bay window and feature fireplace, as well as wooden flooring, creating a warm and inviting atmosphere. The open plan dining area features two arched windows, adding character and charm to the space. The living area and luxury shaker style kitchen also have wooden flooring, tying the rooms together seamlessly.

The property boasts three double bedrooms, with two located on the first floor, along with a separate study room an ideal home office. The deluxe bathroom features a white suite, adding a touch of elegance to the home. The master bedroom is located on the second floor and benefits from a good-sized dormer window and a separate shower en suite. The property benefits from PVC double glazed windows and doors, as well as oil-fired central heating.

Located just off the Hollywood Road in a sought-after residential area, this property is an ideal family home. The internal layout is perfect for family living, and the external space is complete with lawns, patio, and feature lighting, making it perfect for lazy summer barbecues. We strongly recommend viewing this property to fully appreciate all it has to offer.

---

OPEN ENTRANCE PORCH:

PVC front door and frame.

ENTRANCE HALL:

Wooden floor, storage under stairs.



LOUNGE:

13'0" x 10'10" bay window, feature mahogany fireplace, tiled inset, cornice ceiling, wooden floor.



**DINING/LIVING ROOM:**

23'0" x 10'10" wooden floor, 2 arched windows (not PVC)  
PVC rear door.



**OPEN PLAN  
LUXURY KITCHEN:**

19'0" x 7'5" Belfast sink, mixer taps, range of low level  
shaker style units, butcher block work surface, extractor  
hood, splash back, plumbed for washing machine, low  
voltage lighting, wooden floor.



FIRST FLOOR

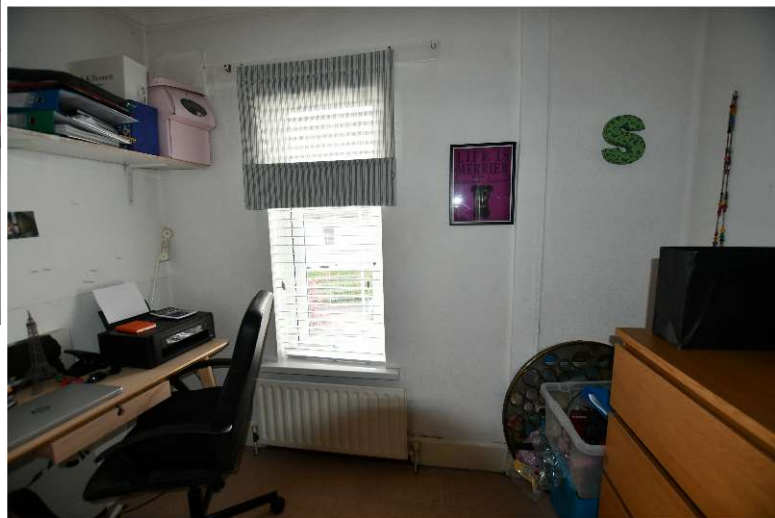
BEDROOM 1:

11'0" x 11'0" cornice ceiling.



BEDROOM 2:

11'0" x 11'0" cornice ceiling.



STUDY ROOM:

8'8" x 4'10" (6' at widest point)

**BATHROOM:**

Paneled bath, electric shower, shower screen, low flush w.c., pedestal wash hand basin, fully tiled walls, hot press copper cylinder, immersion heater.



**SECOND FLOOR**



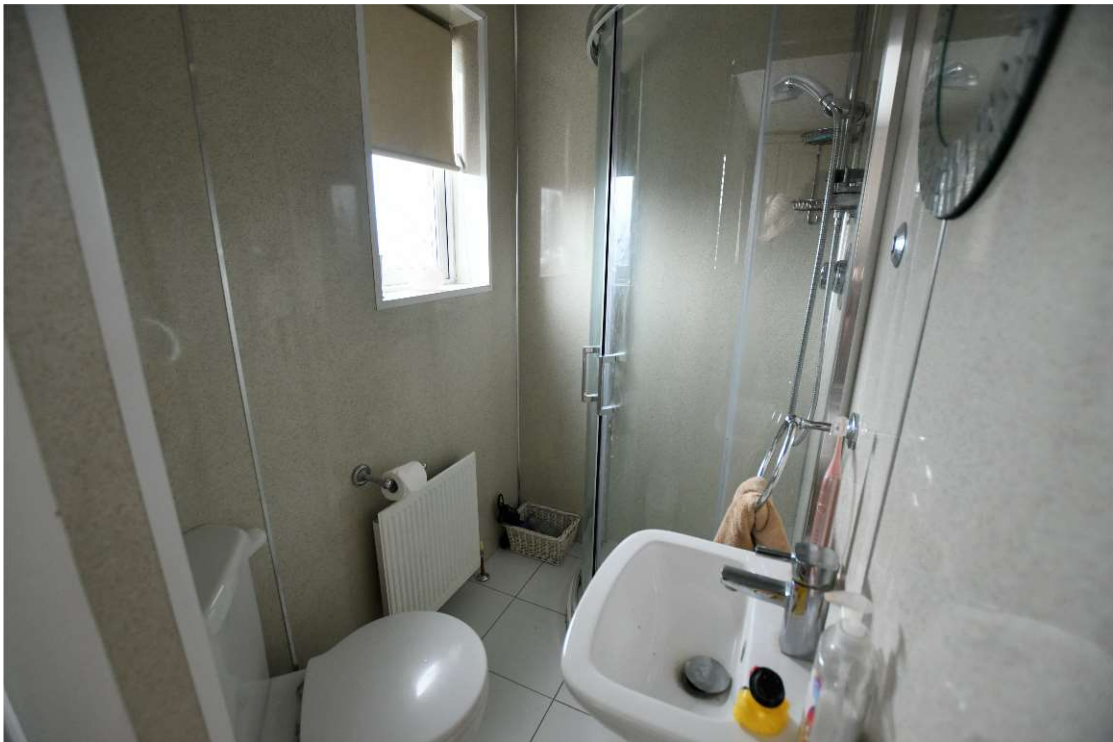
**MASTER BEDROOM:**

14'7" x 12'0" superb range of built in bedroom furniture, dormer window.



**SHOWER EN SUITE:**

Corner shower cubicle, wash hand basin, low flush w.c. PVC walls and ceiling.



**OUTSIDE:**

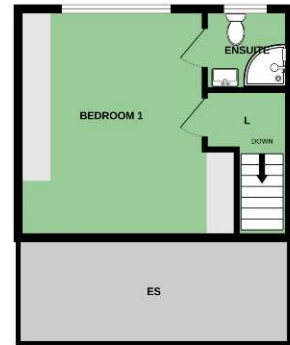
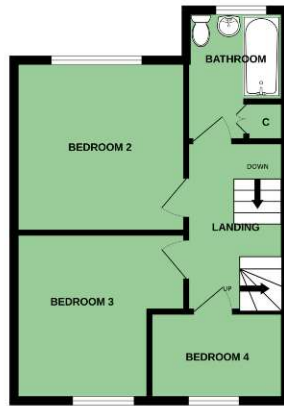
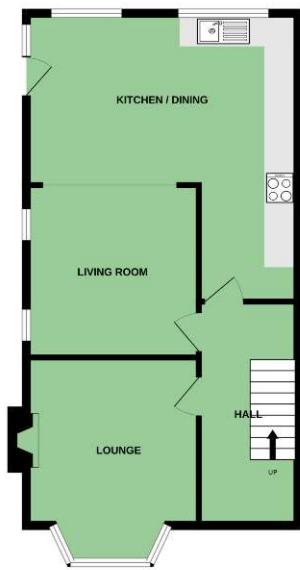
Beautiful mature gardens front and landscaped to rear with patio area. Oil fired boiler and oil tank to side. Outside water tap, outside electric sockets and feature lighting.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



**East Belfast Office**  
36 Cregagh Road, Belfast, BT6 9EQ  
T: 028 9045 1248 F: 028 9073 9096

E: [info@cowleyproperty.com](mailto:info@cowleyproperty.com)  
W: [www.cowleyproperty.com](http://www.cowleyproperty.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	46 E	
21-38	F		
1-20	G		



Keith Boyce DipPFS, Cert CII (MP)  
Financial Adviser  
36 Cregagh Road, Belfast, BT6 9EQ  
T: 028 9073 2225 F: 028 9073 9096

E: [keithboyce@mab.org.uk](mailto:keithboyce@mab.org.uk)  
W: [mortgageadvicebureau.com/keithboyce](http://mortgageadvicebureau.com/keithboyce)