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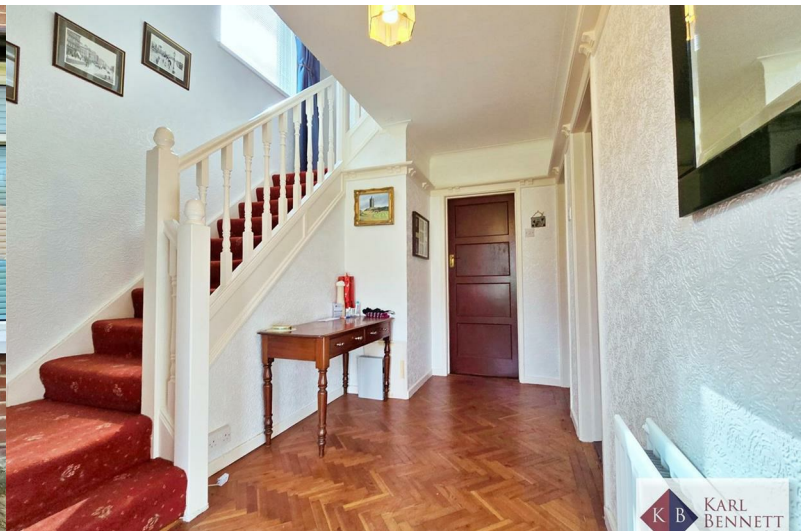
*Go For Sold*



## 43 Clonallon Park

, Belfast, BT4 2BZ

Offers in the region of £284,950



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Upvc double glazed front door to:

## Reception Hall

Original Woodblock floor. Plate rack.

## Cloakroom

Comprising white suite. Low flush WC. Wash hand basin with chrome mono tap. Fully tiled walls. Ceramic tiled floor.

## Lounge

14'3" x 10'6" (4.34m x 3.20m)

Into the bay. Feature fireplace with cast iron inset, hearth and wooden surround.

## Dining Room

12'4" x 10'6" (3.76m x 3.20m)

Feature fireplace with cast iron inset, hearth and wooden surround. Cornice work, Double glazed sliding patio doors to:

## Conservatory

13'5" x 9'2" (4.09m x 2.79m)

Upvc double glazed patio doors to garden. Tiled floor.

## Kitchen

11'9" x 9'2" (3.58m x 2.79m)

Single drainer stainless steel sink unit with mono tap. Excellent range of high and low level units with concealed lighting and formica work surfaces. Extractor fan. Plumbed for washing machine. Partly tiled walls. Ceramic tiled floor. Larder. Upvc double glazed door.

## First Floor

### Upstairs Landing

Slingsby style ladder to roof space.

## Bedroom 1

12'7" x 10'6" (3.84m x 3.20m)

## Bedroom 2

12'4" x 10'6" (3.76m x 3.20m)

## Bedroom 3:

9'2" x 8'0" (2.79m x 2.44m)

## Bathroom

Three piece suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap, panel bath with chrome mixer tap, thermostatically controlled shower and glass shower screen. Part tiled walls. Vinyl flooring. Hotpress cupboard.

## OUTSIDE

Well maintained front garden. Tarmac driveway to ample car parking. Enclosed south facing rear garden in lawn, paved patio & loose stoned area. Boiler house with oil fired boiler. Oil tank. Outside tap & light.

## DISCLAIMER

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 the employment of Karl Bennett & Company has the authority to make or give any representation or warranty in respect of the property.



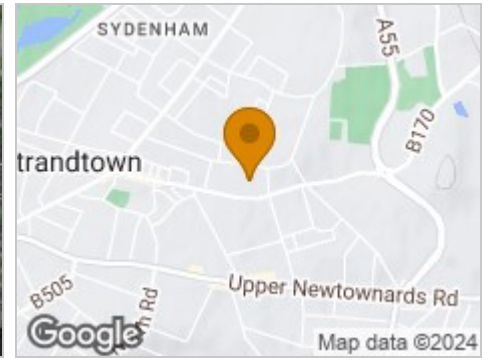
## Road Map



## Hybrid Map



## Terrain Map



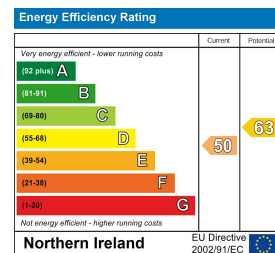
## Floor Plan



## Viewing

Please contact our Karl Bennett & Co Ltd - Belmont Road Office on 02895217587 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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