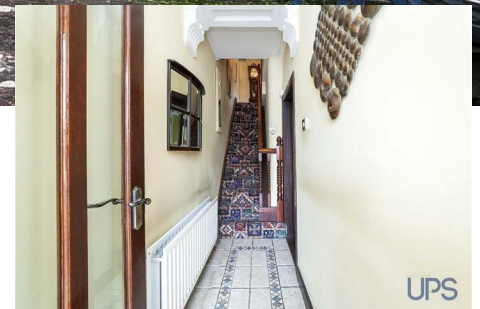




4 CLOWNEY STREET, FALLS ROAD, BELFAST, BT12 7LY



Perfectly positioned at the lower end of Clowney Street, an extremely popular location that enjoys tremendous doorstep convenience to include a short walk to an abundance of amenities on the nearby Falls Road along with excellent transport links, which include the Glider service and both the Royal Victoria Hospital and St. Mary's University College, and within proximity of the wider motorway network and city centre, to name a few!

Offered for sale chain-free and benefiting from extended living space of approximately 874 sq ft, this charming home must be seen to be fully appreciated, and the sizeable accommodation is briefly outlined below.

Two good-sized bedrooms and stairs from the landing to a developed roof space as well as a white bathroom suite complete the upper-floor living.

On the ground floor there is an entrance porch leading to a spacious hallway as well as a large living room that is open plan to a dining space. In addition, there is an extended fitted kitchen, which completes the ground-floor accommodation.

Other qualities include oil-fired central heating and Upvc double glazing, along with a privately enclosed rear yard and a double-story extension.

With this superb location, we have no hesitation in recommending an early viewing to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

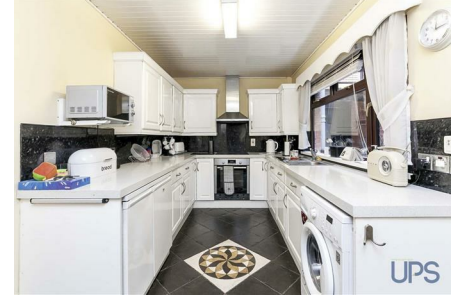
OFFERS AROUND £109,950

4 CLOWNEY STREET, FALLS ROAD, BELFAST, BT12 7LY

Key Features

- Extended mid-terrace home with a double-storey extension and offered for sale chain-free.
- Two good-sized bedrooms plus a developed roof space.
- Large living room which is open plan to a dining area.
- Upvc double glazing / Oil fired central heating.
- Leisure facilities and beautiful parklands are close by, together with lots of schools and shops.
- Fantastic location benefiting from tremendous doorstep convenience to include a short walk to the Royal Victoria Hospital and St Mary's University College as well as excellent transport links, which include the Glider service.
- White bathroom suite at first floor level.
- Extended fitted kitchen.
- Close to the wider motorway network and arterial routes, as well as proximity to the city centre and Boucher Road.
- Ideal location and we have no hesitation in recommending viewing!





GROUND FLOOR

Hardwood glass panelled front door to;

ENTRANCE PORCH

Tiled floor, hardwood glass panelled inner door to;

SPACIOUS ENTRANCE HALL

Tiled floor, corncicing.

LIVING ROOM / DINING SPACE

21'9 x 9'10
Wood strip floor, open plan to dining space.

EXTENDED KITCHEN

14'5 x 7'9
Range of high and low level units, single drainer stainless steel sink unit, built-in hob and oven, tiled floor, pvc stripped ceiling.

FIRST FLOOR

WHITE BATHROOM SUITE

Tiled panelled bath, low flush w.c, wash hand basin and vanity unit, chrome effect sanitary ware, tiled floor, partially tiled walls, hotpress with storage.

BEDROOM 1

10'8 x 7'10
Cornicing.

BEDROOM 2

11'3 x 9'8
Wooden effect strip floor, built-in slide robes.

LANDING

Stairs to;

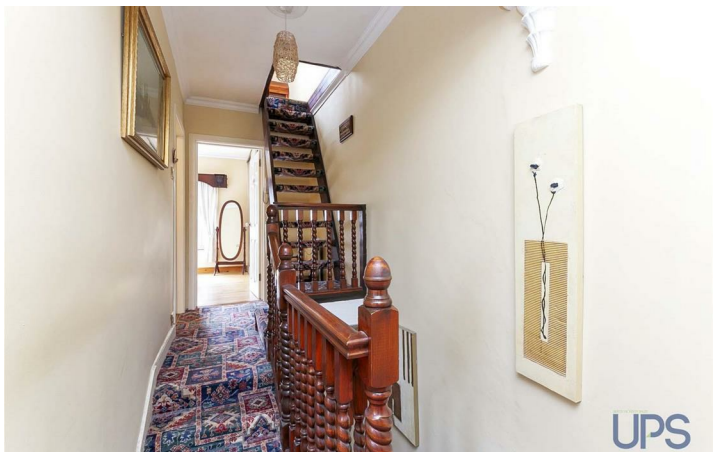
ROOFSPACE

11'11 x 9'6
Wooden effect strip floor.

OUTSIDE

Wall, pillars to front. Enclosed rear yard.

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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18135616

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.

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