



## 1 DUNMORE STREET, CLONARD, BELFAST, ANTRIM, BT13 2RN

A rare opportunity to purchase this well-appointed end townhouse superbly placed adjacent to the magnificent Clonard monastery and enjoys tremendous doorstep convenience to include a short walk to an abundance of nearby amenities, including the Royal Victoria Hospital, St. Mary's University College, and excellent transport links that include the Glider service!

The city centre is within very easy reach, as is Boucher Road and the new multi-million-pound Belfast Grand Central Station, which is set to be the main gateway to Belfast. The property is also offered for sale chain-free and enjoys a higher-than-average energy rating (EPC C-75), and the accommodation is briefly outlined below.

Three good-sized bedrooms and a white bathroom suite complete the first floor.

On the ground floor there is an entrance hall that leads to a bright and airy living room as well as a fitted kitchen that has an open plan dining arrangement and a handy located downstairs W.C.

In addition, there is off-road parking to the rear and gas-fired central heating, as well as Upvc double glazing.

This location is in constant demand and offers ease of access to arterial routes, including the wider motorway network, and lots of services, which include leisure facilities, beautiful

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS OVER £159,950



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## Key Features

- Beautiful end terrace home perfectly set in the heart of Clonard, adjacent to Clonard Monastery.
- Easy reach of the city centre, wider motorway network and excellent transport links to include the Glider service.
- Bright and airy living room.
- Downstairs w.c.
- Upvc double glazing / Gas central heating / Higher-than-average energy rating (EPC C-75)
- Fantastic doorstep convenience to include a short walk to lots of amenities to include the Royal Victoria Hospital and lots of amenities on the Falls Road.
- Three bedrooms.
- Kitchen open plan to dining space.
- White bathroom suite at first-floor level.
- Offered for sale chain free, and viewing strongly recommended.





## GROUND FLOOR

Upvc double glazed front to entrance hall;

## LIVING ROOM

## KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and under oven, open plan to dining space;

## DOWNSTAIRS W.C

Low flush w.c., wash hand basin, extractor fan;

## FIRST FLOOR

## BEDROOM 1

Beautiful views of Clonard Monastery;

## BEDROOM 2

## BEDROOM 3

## WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls, extractor fan, storage cupboard, extractor fan;

## OUTSIDE

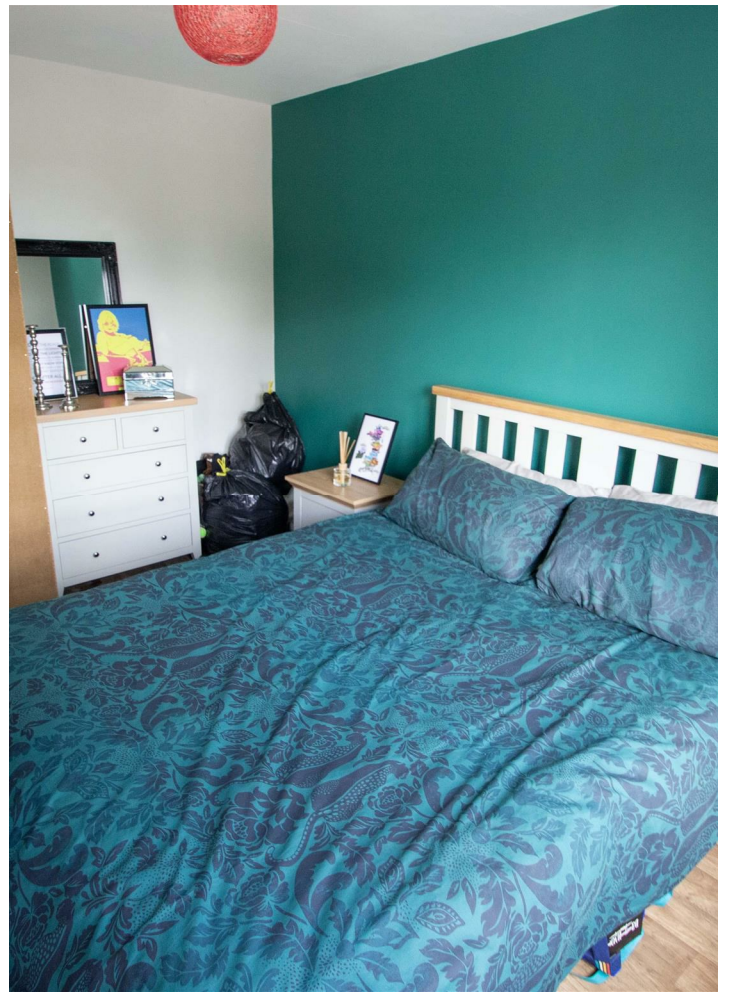
Privately enclosed rear garden, off road car-parking space to rear, enclosed front garden.



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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. 18145047**

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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