

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

32 Clonlee Drive,
Belfast,
County Antrim, BT4

Offers Over: £299,950

 **Reeds Rains**

reedsrains.co.uk

32 Clonlee Drive, Belfast, County Antrim, BT4

Offers Over: £299,950

EPC Rating: D

This beautiful period home exudes character and charm whilst also benefitting from a high quality level of fixtures and fittings throughout.

A clever double storey extension has been added, the end result is a stunning kitchen open plan to dining / living area which benefits from an abundance of natural light on the ground floor and a contemporary family bathroom suite on the first floor.

In brief, the remainder of the internal accommodation is made up of three bedrooms, lounge with bay window and open fire place and utility room.

Externally consists of landscaped garden areas to front, side and rear with colorful flowering, patio area and driveway to detached garage which meet the requirements for a multitude of needs.

Clonlee Drive is a highly regarded & much admired residential location due to being positioned between both Belmont and Ballyhackamore Villages which benefit from the vast array of amenities, shopping facilities, eateries and attractions.

Additionally Belfast City Centre is easily accessible via the main arterial routes, cycle paths and regular public transport links all being within close proximity.

This truly unique home boasts many selling points throughout, early consideration to view comes highly recommended.

Covered Entrance Porch

Outside light. Composite front door with glazed inset to...

Entrance Hall

Original tiled flooring. Alarm panel. Under stairs storage.

Lounge

12'6" / 9'7" (3.8m / 2.92m)

Into bay window. Open fire and wooden surround. Cornice work. Picture rail.

Stunning Fitted Kitchen Open Plan To Dining / Living Area

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At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of low level soft closing units with stainless steel door furniture, granite work surfaces and up stand. Space for cooker and chimney extractor hood with glass canopy. Integrated dishwasher. Space for fridge / freezer. Remote controlled rain sensor skylight. Ceramic tiled flooring. Recessed spotlighting. Feature down lighting. Original cast iron fireplace with open fire. Ample dining area. Alarm panel. Composite door to enclosed rear garden.

Utility Room

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with laminated work surfaces and stainless steel door furniture. Plumbed for washing machine. Built in storage with gas fired boiler. Recessed spotlighting. Extractor fan. Access to roof space.

First Floor

Bedroom One

10'7" / 9 (3.23m / 9)

Bedroom Two

10'7" / 9 (3.23m / 9)

Bedroom Three

6'9" / 5'9" (2.06m / 1.75m)

Contemporary Family Bathroom Suite

Comprising free standing roll top bath with chrome dual mixer tap. Fully tiled corner shower cubicle with thermostatically controlled shower unit with overhead drencher and telephone hand shower. Feature wash hand basin with chrome dual mixer tap and tiled splash back. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Chrome heated towel rail. Remote controlled rain sensor skylight. Recessed spotlighting. Extractor fan. Large built in storage cupboard with shelving and radiator.

Landing

Recessed spotlighting. Access to roof space.

Outside

Beautiful landscaped garden areas to front, side and rear bordered by hedging in loose stones, flower beds, shrubbery and paved patio area. Outside tap / light and power points to front & rear. Driveway parking to side.

For full EPC please contact the branch.

Detached Garage

13'7" / 9'1" (4.14m / 2.77m)

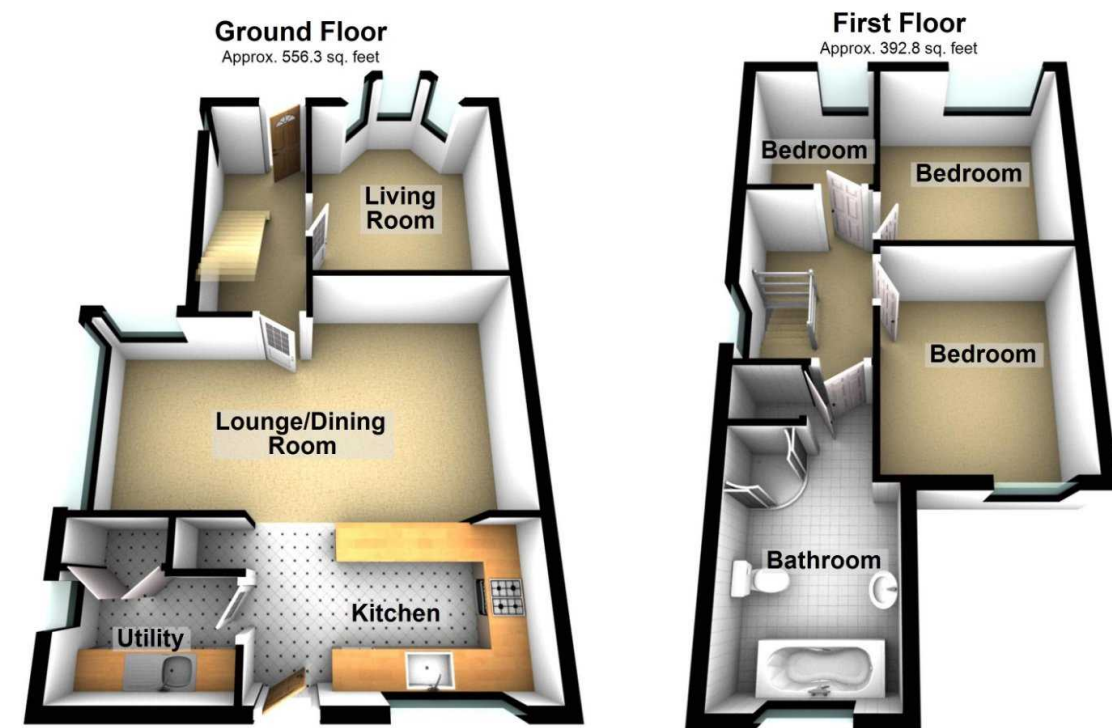
Accessed via roller door. Light and power. Composite door to side.

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All Measurements
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.



Total area: approx. 949.1 sq. feet