



Enjoying one of the largest sites in this highly regarded park close to the grounds of the Stormont Estate, this detached home offers a superb degree of potential.

Offering a versatile layout, there is the option for up to four bedrooms and all of them incorporate built-in storage.

Although now requiring updating, the sale has been priced to reflect the work a new owner is likely to undertake. There is also no onward chain so the property is ready to move into.

The quiet yet convenient location is close to excellent local schools and amenities in Belmont, Ballyhackamore and even Hollywood.

Early viewing is strongly recommended.

Offers Over
£450,000

12 Cloverhill Park,
Stormont,
BELFAST,
BT4 2JW

Viewing by
appointment with
& through agent
028 9065 0000

- Detached bungalow on superb site
- 4 bedrooms
- Living room with twin aspect
- Open plan to dining room
- Kitchen with breakfast room
- Utility room
- Good-sized family bathroom
- Additional cloakroom with wc
- Large roofspace
- Garage with electric door
- Additional driveway parking
- Gas central heating
- Double glazed windows
- Mature front & south-facing rear gardens
- No onward chain
- Priced to allow for modernisation



The Property Comprises:

Ground Floor

Glazed front door to . . .

ENCLOSED ENTRANCE PORCH: Internal door with glazed panel and side lights to . . .

RECEPTION HALL:

CLOAKROOM: Wash hand basin through to separate room with low flush wc.

LIVING ROOM: 21' 11" x 11' 11" (6.69m x 3.63m) Double doors to hallway. Twin aspect. Stone fireplace with timber mantel and tiled hearth. Open plan to . . .

DINING ROOM: 13' 0" x 10' 10" (3.97m x 3.29m) Two separate doors to hallway.

KITCHEN: 10' 8" x 8' 11" (3.25m x 2.72m) Range of high and low level units. Single drainer stainless steel sink unit. Plumbed for dishwasher.

Cooker with extractor fan over. Doorway to . . .

BREAKFAST ROOM: 10' 10" x 5' 11" (3.29m x 1.8m) Walk-in storage cupboard. Back door to garden. Door to . . .

UTILITY ROOM: 6' 1" x 4' 4" (1.86m x 1.33m) Single drainer stainless steel sink unit, plumbed for washing machine.



BEDROOM (1): 11' 9" x 10' 6" (3.58m x 3.2m)

Delightful aspect over rear gardens. Built-in wardrobe with mirror-fronted sliding doors.

BEDROOM (2): 12' 4" x 8' 4" (3.77m x 2.55m)

Built-in cupboards including one with Worcester Bosch natural gas boiler.

BEDROOM (3): 13' 12" x 9' 1" (4.26m x 2.78m)

(Plus entrance area). Double built-in wardrobe.

BEDROOM (4): 10' 10" x 8' 4" (3.3m x 2.53m)

Double built-in wardrobe.

BATHROOM: Light coloured suite comprising panelled bath, pedestal wash hand basin, low flush wc. Separate tiled shower cubicle.

Chrome heated towel rail, fully tiled walls.

HALLWAY: Shelved hotpress. Access to roofspace.

Outside

Double entrance pillars with wrought-iron gates.

Driveway leading to . . .

GARAGE: 22' 0" x 9' 11" (6.71m x 3.03m)

Electric, remote control roller shutter door.

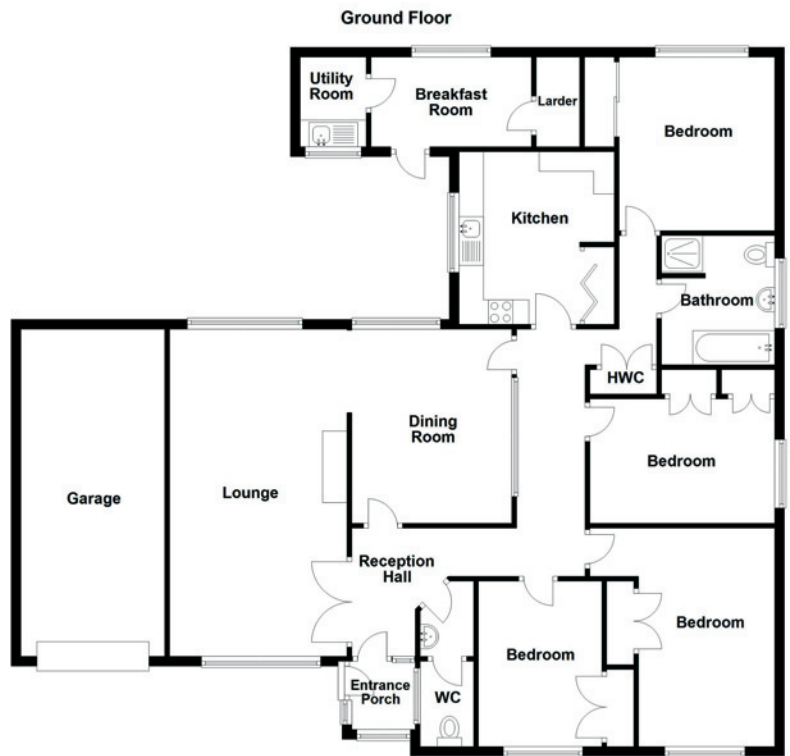
Light and power.

FRONT GARDEN: In lawn with border beds, well-stocked with variety of plants, trees and shrubs. Paths to both sides leading to . . .

EXTENSIVE, SOUTH-FACING REAR GARDEN:

Mainly in lawn with abundance of mature plants, trees and shrubs. Patio and raised area.





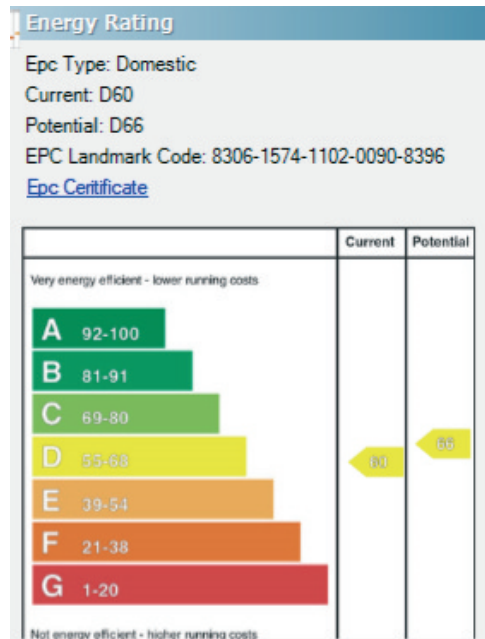
12 Cloverhill Park, Belfast

Location:

Coming out of Belfast past Campbell College on the Belmont Road, follow road round into Massey Avenue, past Castlehill Road junction and Cloverhill Park is last on the left hand side before the back gate to Stormont.

Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



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