



9 CLONARD CRESCENT, BELFAST, BT13 2QN

Asuperbly placed in the heart of Clonard and therefore enjoys tremendous doorstep convenience to in rare opportunity to purchase this attractive mid-terrace home clude accessibility to lots of schools, shops, and transport links along with the Glider service and within easy reach of the city centre and an abundance of amenities on the nearby Falls Road, to name a few!

Clonard Monastery is close by, as is St Peter's Cathedral, including arterial routes and the wider motorway network, and the accommodation is briefly outlined below.

Two bedrooms and a white bathroom suite at first-floor level.

On the ground floor there is a good-sized living room as well as a bright and airy fitted kitchen.

Other qualities include a privately enclosed, low-maintenance rear garden and upvc double glazing, together with gas-fired central heating that has recently had a new boiler installed (boiler installed February 2024)

The Royal Victoria Hospital is within walking distance, and the new multimillion-pound Belfast Grand Central Station along with Boucher Road is also accessible.

A home tucked away in this convenient residential location, and 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	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 AROUND £119,950

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Key Features

- Attractive mid-terrace home superbly located in the heart of Clonard enjoying tremendous doorstep convenience.
- Good sized living room and bright and airy fitted kitchen on ground floor.
- Upvc double glazing / Gas fired central heating / New gas boiler installed in Feb this year/ Higher-than-average energy rating (EPC C-75)
- Walking distance to the Royal Victoria Hospital and the new multimillion-pound Grand Central Station.
- Offered for sale chain free this is a rare opportunity to purchase this easy to manage home within a desirable location.
- Two bedrooms and white bathroom suite on first floor level.
- Privately enclosed, low maintenance rear garden.
- Close to excellent transport links along with the Glider service, wider motorway network and arterial routes.
- Accessibility to lots of schools, shops as well as St. Mary's University College and Belfast Met.
- Early viewing strongly recommended!





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE PORCH

Inner door to:

LIVING ROOM

14'6 x 9'1

KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, stainless steel extractor fan, partially tiled walls, storage cupboard x 2. Upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

14'3 x 9'2

Built-in robes.

BEDROOM 2

10'0 x 7'3

WHITE BATHROOM SUITE

Bath, low flush w.c, wash hand basin.

OUTSIDE

Enclosed, flagged rear 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 Andersonstown 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. 18199998

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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