


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

16 Cloghan Crescent,
Belfast,
County Antrim, BT5

Asking Price: £134,950

 **Reeds Rains**

reedsrains.co.uk

16 Cloghan Crescent, Belfast, County Antrim, BT5
Asking Price: £134,950

EPC Rating: C

We are delighted to present to the open market this attractive red brick semi detached property.

Internally the property offers bright

accommodation comprising two bedrooms,

lounge, kitchen and bathroom with white suite.

Further benefits include gas central heating

and double glazed windows and doors.

Externally there is a low maintenance garden

to front and enclosed well tended garden to

rear.

This popular residential location provides ease

of access to the Ulster Hospital, public

transport links for city commuting and the

increasingly popular East Point Entertainment

Village. The ever growing buzz of

Ballyhackamore Village and many leading

schools are also close at hand.

We have no doubt that this property will create

an early interest when presented to the open

market, early internal viewing is strongly

recommended.

Accommodation

UPVC double glazed front door to entrance

hall, ceramic tiled floor

Lounge

14'6" x 8'8" (4.42m x 2.64m)

Laminated wooden floor

Kitchen

10'4" x 7'6" (3.15m x 2.29m)

Single drainer bowl and one half stainless

steel sink unit with mixer taps, range of high

and low level units, laminate work surfaces

and tiled splash back, ceramic tiled floor,

plumbed for washing machine, cooker space,

storage under stairs with gas boiler, built in

store, door to garden.

First Floor

Bedroom One

14'6" x 8'8" (4.42m x 2.64m)

Dual aspect

Bedroom Two

10' (3.05m)

Built in robe

Bathroom

White suite, panelled bath with mixer taps and

telephone hand shower, PVC splash back,

close coupled WC, pedestal wash hand basin,

PVC Splash back,

Outside

Front garden in lawns and paved area.

Enclosed garden to rear, lawns, majority

paved patio area.

For full EPC please contact the branch.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmorey Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscot NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.