



| 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

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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.

Accomodation

uPVC double glazed front door to entrance hall, ceramic tiled floor

Lounge

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

Laminate 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.

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 Carnmoney 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 Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.

For full EPC please contact the branch.