



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	40
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

8 Clara Park,
Belfast,
County Antrim,
BT5

Guide Price: £249,950

 **Reeds Rains**

reedsrains.co.uk

8 Clara Park, Belfast, County Antrim, BT5

Guide Price: £249,950

EPC Rating: F

This attractive red brick Semi-Detached home is situated within a highly regarded & much sought after residential address in East Belfast.

Conveniently positioned within walking distance to the vibrant Ballyhackamore Village benefitting from the vast array of day to day amenities, attractions and recreationally facilities.

In addition, Comber Greenway, Shandon Golf Club and Belfast City Centre are all easily accessible.

The property itself will require complete refurbishment throughout however offers excellent potential to be a stunning family home.

In addition to this planning permission has been obtained for a large single storey extension by the current owner. Planning reference no LA04/2024/1190/F.

Early internal inspection comes strongly recommended to appreciate the true potential in this excellent opportunity.

Solid Wooden Front Door With Glazed Inset To...

Entrance Porch

Inner door with stain glass & lead inset with side panel to...

Welcoming Entrance Hall

Under stairs storage.

Lounge

13'7" x 12'5" (4.14m x 3.78m)

Into bay window. Feature fireplace with

wooden surround.

Dining Room

12'6" x 11 (3.8m x 11)

Original tiled fireplace.

Fitted Kitchen Open Plan To Casual Dining Area

20'7" x 8'9" (6.27m x 2.67m)

One bowl sink unit with chrome dual mixer tap. Range of high and low level units. Integrated four ring ceramic hob and built in oven. Space for fridge / freezer. Plumbed for washing machine. Partly tiled walls. Wooden door to enclosed rear garden.

First Floor

Bedroom One

13'7" x 10'8" (4.14m x 3.25m)

Into bay window. Original tiled fireplace.

Bedroom Two

12'6" x 11 (3.8m x 11)

Bedroom Three

9 x 7'7" (9 x 2.3m)

Bathroom

White suite comprising panelled bath with chrome mixer tap. Pedestal wash hand basin with chrome mixer tap. Low flush w/c. Partly tiled walls. Hot press with lagged copper cylinder and storage above.

Outside

Well tended garden to front in lawn and shrubbery. Driveway car parking. Side access. Large enclosed garden area to rear bordered by hedging and fencing in lawn, shrubbery & patio. Outside tap.

Detached Garage

With roller door.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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For full EPC please contact the branch.

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