

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



8 CLONALLON PARK, BELFAST, BT4 2BZ

OFFERS AROUND £349,950

A superb semi-detached property in the sought after Belmont area, having undergone extensive improvements by the current owner, this property is impressive from start to finish.

The ground floor is finished with engineered Oak wood flooring and has been opened up to offer fantastic open plan living. The spacious, bright entrance hall includes a luxury ground floor toilet suite, and cloak space under stairs. The lounge includes a gas fire stove with a slate hearth and attractive bay window, opening to the spacious dining room with patio doors to rear garden. The dining room then opens to a luxury kitchen with feature island and comprises of a luxury range of units with many attractive features, such as the quartz worktops with up stand, pull-out corner shelving, integrated fridge freezer, integrated dishwasher, the list goes on. The feature Island with quartz worktop incorporates the dining area into the kitchen along with the window seat overlooking the rear garden. A beautiful finish by the current owners who did this full renovation with the intention of staying.

The first floor offers three excellent bedrooms and landing, all finished with a wood effect laminate flooring and recessed spotlighting. Bedroom three benefits from a range of built-in robes and drawers. The new luxury bathroom suite includes a freestanding bath, large walk-in shower cubicle with rainfall shower, vanity unit with built-in mirror cabinet, built-in low flush WC and chrome feature radiator, luxury tiling and recessed spot lighting.

The outside offers a brick paved area with flowerbeds, and gated driveway. Excellent rear garden with raised composite decking and gas fire pit, composite wall cladding with built-in lighting, and glass balustrades overlooking a good size lawn a double length detached garage. A superb home in an excellent location close to many schools, shops and restaurants of both Belmont and Ballyhackamore. A must view to fully appreciate the finish this home offers.



Key Features

- Excellent Semi-Detached Property Located Off The Belmont Road
- Newly Installed Kitchen With Built-in Appliances And Feature Island
- Luxury Bathroom Suite With Freestanding Bath And Shower Cubicle
- Newly Installed Gas Heating System & uPVC Double Glazed Windows
- Lounge Open To Modern Kitchen Dining With Sliding Doors To Rear
- Three Well Proportioned Bedrooms All With Wood Laminate Flooring
- Gardens To Front And Rear With Decking Area & Detached Garage
- Convenient Location Close To A Wide Range Of Local Amenities



Accommodation

Comprises:

Entrance Hall

Engineered Oak wood flooring, understairs cloak storage.

WC

New white suite comprising wash hand basin with mixer tap, built-in low flush w.c, cupboard with gas fired boiler, Oak wood flooring, recessed spot lighting.

Lounge

13'8 x 10'4 (into bay)

Attractive hole in wall fireplace with gas fire stove and slate tiled hearth, engineered Oak wood flooring, recessed spotlights. Open to:

Dining Room

12'0 x 10'3

Engineered Oak wood flooring, recessed spotlights, sliding patio doors to garden. Open to:

Kitchen

11'9 x 8'9

Luxury range of new high and low level units, quartz work surfaces with upstand, inset stainless steel sink unit with Quooker tap, built-in under oven, gas hob with gloss splashback, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, two corner feature pull-out shelving, two full length slimline pull-out larder, large feature island with quartz worktop, and pull-out pot drawers, engineered Oak wood flooring, recessed spotlights.

First Floor

Landing

Wood effect laminate flooring, access to roofspace.

Bedroom 1

12'5 x 10'4

Wood effect laminate flooring, recessed spotlights.

Bedroom 2

12'1 x 10'4

Wood effect laminate flooring, recessed spotlights.

Bedroom 3

9'1 x 7'7

Range of built-in robes and drawers, wood effect laminate flooring, recessed spotlights.

Bathroom

Luxury new suite comprising free standing bath with mixer tap and handheld shower, large walk-in shower cubicle with built-in rainfall shower and handheld shower, PVC cladding and shower screen, vanity unit with mixer tap, mirrored cabinet, built-in low flush w.c, chrome feature radiator, part tiled walls, ceramic tile flooring, recessed spotlights, extractor fan,

Roofspace

Floored roofspace with light slingsby type ladder for access.

Outside

Front garden laid in brick paving and flowerbeds finished with pebble stones, gated brick paved driveway to side, rear garden with raised composite decking area to include gas firepit, composite panel wall cladding, wall lights, glass balustrades, good sized lawn with flowerbeds, decorative stone area, boundary fence and hedge.

Detached Garage

30'0 x 9'0

Light and power, plumbed for washing machine, remote controlled electric roller shutter door.



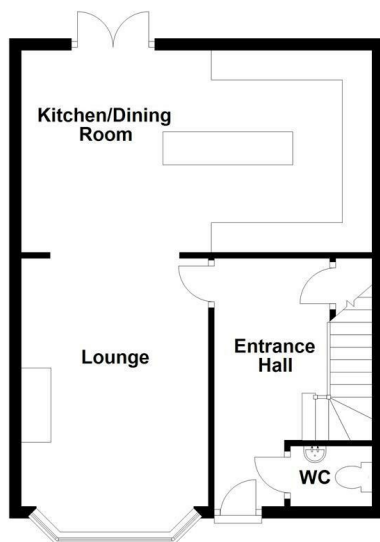




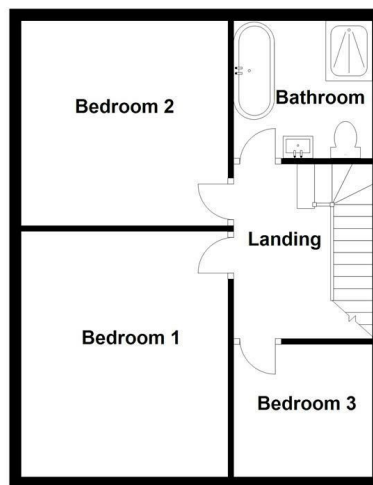




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(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	

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 our mortgage advisor on 028 9047 1515.

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.

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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