



# 113 CLARAWOOD PARK

Belfast, BT5 6FT

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*Offers around* **£145,000**

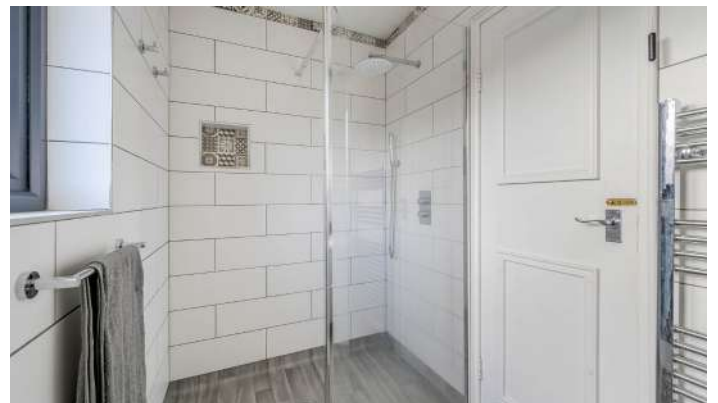


SEMI DETACHED | 2  | 1  | 1 

We are delighted to bring to the market this well presented, deceptively spacious two bedroom semi-detached property located in the ever popular Clarawood Area of East Belfast.

## KEY FEATURES

- Ease of Access to the Bustling Ballyhackamore Village, Orangefield Park and Comber Greenway
- Close to main Arterial Transport Routes Including the Glider, City Airport and Main Outer Ring
- Two Well Proportioned Bedrooms, One with Office/Walk in Wardrobe
- Spacious Open Plan U-Shape Living/Dining Room with Dual Aspect Windows and Access to Rear Garden
- Fitted Kitchen with Built in Breakfast Bar and Larder Storage
- Shower Room with Modern White Suite
- Laundry Room
- Private Enclosed Southerly Facing Rear Garden
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- No Onward Chain
- Broadband Speed - Ultrafast
- Early Internal Appraisal Highly Recommended



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Living/Dining Room  
13'10" x 17'10"
- Kitchen  
11'8" x 11'4"

### *First Floor*

- Landing
- Bedroom One  
13'10" x 9'7"
- Bedroom Two  
10'10" x 8'3"
- Shower Room
- Laundry Room

### *Outside*

- Front Garden Part Paved and Part Laid in Lawns
- Outhouse/Storage Shed
- Fully Paved Rear Garden



## DIRECTIONS

*Travelling along the Knock Road in the direction of Ballyhackamore, turn left on to Knockwood park. Take the third left onto Clarawood Park. Number 113 is located on the left hand side.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>	54	
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient - higher running costs		
		63

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

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