



Cherryvalley Gardens,

**Offers in the region of
£255,000**



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Positioned within one of East Belfasts most sought after locations offering excellent convenience to the many day to day amenities at Cherryvalley and Kings Square is this attractive semi detached villa. Internally the property has been well maintained throughout by its present vendor with bright accommodation comprising, three bedrooms all with cast iron fireplaces, two separate reception rooms one with wood burning stove, fitted kitchen and bathroom with white suite. Further benefits include utility area, ground floor cloakroom, gas central heating and double glazed window frames. Externally there is a driveway to ample car parking and beautifully maintained enclosed private garden to rear. This popular location provides ease of access to public transport links for city commuting and many of the provinces leading schools. Properties within this location have a proven track record for creating strong demand when presented to the open market, in order to appreciate the many quality attributes on offer early internal appraisal is strongly recommended.

ACCOMMODATION

Front door to entrance hall, solid wooden floor,

GROUND FLOOR CLOAKROOM

White suite, dual flush close coupled WC, fully tiled walls, wash hand basin with mixer taps, ceramic tiled floor

LOUNGE

4.88m x 3.25m (16'0" x 10'8")

Wood burning stove with slate hearth, cornice work, picture rail, solid wooden floor

DINING ROOM

4.04m x 3.18m (13'3" x 10'5")

Bay window, black cast iron fireplace with tiled hearth, picture rail, solid wooden floor

MODERN FITTED KITCHEN

3.25m x 2.44m (10'8" x 8'0")

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, concealed lighting, tiled splash back, ceramic tiled floor, plumbed for dishwasher, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, glazed display cabinets

UTILITY AREA

Range of units, plumbed for washing machine, stable back door

FIRST FLOOR

BEDROOM ONE

4.50m x 3.43m (14'9" x 11'3")

Original black cast iron fireplace, picture rail

BEDROOM TWO

3.45m x 3.18m (11'4" x 10'5")

Original black cast iron fireplace, picture rail

BEDROOM THREE

3.38m x 2.59m (11'1" x 8'6")

Black cast iron fireplace, picture rail

BATHROOM

White suite, roll top bath, fully tiled built in shower cubicle with electric shower unit, pedestal wash hand basin, fully tiled walls, chrome heated towel rail. Separate close coupled WC

OUTSIDE

Driveway to ample car parking. Front garden in lawns Enclosed private well tended garden to rear, lawns, shrubs, flowerbeds, boundary fencing, timber decking area, loose stone patio area



For full EPC please contact the branch

