



Ryan Park,

**Guide Price £95,000**



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# Ryan Park, Castlereagh, Belfast

## Guide Price £95,000

This mid terrace property boasts bright and well maintained accommodation within a popular semi-rural setting. Located just off the Ballygowan Road this fine home allows for ease of access to Belfast city centre and the nearby towns for those whom commute often. Furthermore an abundance of day to day amenities are a short drive away whilst the ever popular Ballyhackamore Village is close to hand. An ideal starter home or investment opportunity - early inspection is recommended. **KEY FEATURES** Mid Terrace Property Within Unique Semi-Rural Setting Well Presented And Easy To Maintain Accommodation Two Bedrooms Lounge Fitted Kitchen Open Plan To Dining Area White Bathroom Suite OFCH uPVC Double Glazed Windows And Doors Private Rear Garden uPVC Fascia Soffits And Guttering Belfast City Centre And The Nearby Towns Are Easily Accessible The Vibrant Ballyhackamore And Belmont Village's Are Just A Short Drive Away Early Inspection Is Encouraged

### COVERED ENTRANCE PORCH

uPVC front door with glazed inset to...

### ENTRANCE HALL

### LOUNGE

4.09m x 3.58m (At widest points) (13'5" x 11'9" (At widest points))

Hot press with lagged copper cylinder and storage above.

### FITTED KITCHEN OPEN PLAN TO DINING AREA

4.75m x 4.60m (At widest points) (15'7" x 15'1" (At widest points))

One and a 1/4 bowl sunk unit with chrome dual mixer tap. Excellent range of high and low level units with stainless

steel door furniture and laminated work surfaces. Space for cooker and chimney extractor hood. Plumbed for washing machine. Space for fridge / space for freezer. Partly tiled walls. Under stairs storage. Casual dining area. uPVC door to enclosed rear garden.

### FIRST FLOOR

#### BEDROOM ONE

4.62m x 2.62m (15'2" x 8'7")

#### BEDROOM TWO

3.12m x 2.64m (10'3" x 8'8")

#### WHITE BATHROOM SUITE

Comprising panelled bath with chrome dual mixer tap. Electric shower unit. Shower screen. Pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Dual flush w/c. Partly tiled walls. Extractor fan. Laminated wooden flooring.

#### LANDING

Access to roof space. Partially floored with light and power. Velux window.

#### OUTSIDE

Patio garden to front. Side access. Enclosed private rear garden bordered by fencing. Garden shed. uPVC oil tank. Outside tap / light. Boiler house with oil fired boiler.



For full EPC please contact the branch



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		