



Sintonville Avenue,  
**Guide Price £129,950**



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# Sintonville Avenue, Ballyhackamore, Belfast

## Guide Price £129,950

Boasting bright and well-presented accommodation within a much admired residential area is this fantastic bay fronted mid terrace property. Belfast City Centre is easily accessible via the main arterial routes, the Glider transit system and various public transport links for those who commute daily. The prestigious Ballyhackamore village benefiting from the many shopping facilities, restaurants, coffee shops and attractions is just a short stroll away. Local parks, churches and Comber greenway are only some of the many other day to day amenities close to hand. An ideal purchase for those seeking their first home within close proximity to many day to day amenities.

**KEY FEATURES** Attractive Bay Fronted Mid Terrace Property Two Bedrooms Lounge Open Plan To Dining Area High Gloss Modern Fitted Kitchen First Floor White Bathroom Suite uPVC Double Glazed Window Frames And Doors Gas Fired Central Heating Ballyhackamore Village And Belfast City Centre Are Both Easily Accessible Bright And Well Presented Throughout Ideal Purchase For First Time Buyer Or Young Professional Alike

### COVERED ENTRANCE PORCH

uPVC front door with glazed inset to...

### INNER PORCH

Laminated wooden floor. Inner door to...

### ENTRANCE HALL

Laminated wooden flooring.

### LOUNGE OPEN PLAN TO DINING AREA

7.06m x 3.20m (At widest points) (23'2" x 10'6" (At widest points))

Into bay window. Under stairs storage. Ample dining area. Laminated wooden flooring

### HIGH GLOSS MODERN FITTED KITCHEN

3.61m x 1.96m (11'10" x 6'5")

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units and stainless steel door furniture and wood effect work surfaces. Integrated four ring electric hob and built in stainless steel oven with chimney extractor hood. Space for fridge / freezer. Built in storage with gas fired boiler. Partly tiled walls. Ceramic tiled flooring. Pine ceiling. uPVC door to enclosed rear yard.

### FIRST FLOOR

#### BEDROOM ONE

4.34m x 3.84m (At widest points) (14'3" x 12'7" (At widest points))

Into bay window. Wall to wall built in mirrored sliding wardrobes.

#### BEDROOM TWO

3.05m x 2.62m (10'0" x 8'7")

### WHITE BATHROOM SUITE

White suite comprising paneled bath with chrome dual mixer tap. Thermostatically controlled shower unit. Shower screen. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Hot press with lagged copper cylinder and storage above.

### LANDING

Access to roof space.

### OUTSIDE

Forecourt to front. Enclosed yard to rear with covered area. Plumbed for washing machine. Outside tap / light.



For full EPC please contact the branch



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England, Wales & N.Ireland			England, Wales & N.Ireland		
Directive 2002/91/EC			Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.		