


39 Loughlea, Belfast, BT5

**£995 per month**

 **Reeds Rains**

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Loughlea, Belfast, BT5  
£995 per month

Council Tax Band:  
EPC Rating: C

Viewing by appointment.

GROUND FLOOR

Living Room

14'6" x 11'5" (4.42m x 3.48m)  
Bright living room with bay window and outlook to front.

Kitchen

18'9" x 10'1" (5.72m x 3.07m)  
Modern kitchen with an excellent range of high and low level units, single drainer, stainless steel extractor hood and under-stair storage. There is also space for dining. The kitchen has been finished with a tiled floor and partially tiled walls, and has been plumbed for a washing machine.

FIRST FLOOR

Bedroom One

10'2" x 9'4" (3.1m x 2.84m)  
Double bedroom with built-in storage and outlook to rear.

Bedroom Two

10'7" x 7'2" (3.23m x 2.18m)  
Double bedroom with built-in storage and outlook to front.

Bedroom Three

9'9" x 7'1" (2.97m x 2.16m)  
Good sized third bedroom with built-in storage and outlook to front.

Bathroom

7'2" x 7'4" (2.18m x 2.24m)  
Modern bathroom with three piece white suite, to include a low flush wc, wash hand basin and bath with overhead thermo-controlled shower. The bathroom has been finished with vinyl flooring and PVC wall panelling.

Outside

Outside the property offers a small garden to the front and a spacious rear garden, laid in artificial grass.

EPC

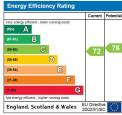
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All Measurements  
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Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

