



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	73
England, Scotland & Wales	EU Directive 2002/91/EC	

10 Connsbrook Park,
Belfast,
County Antrim,
BT4

Guide Price: £149,950

Reeds Rains

reedsrains.co.uk

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Guide Price: £149,950

EPC Rating: C

Enjoying a quiet cul-de-sac location within this hugely convenient residential area is this beautiful home, perfect for those seeking their first step onto the property ladder.

Beautifully finished & presented throughout, this superb property will cater to the requirements of many prospective buyers in todays market.

In addition, this excellent location benefits from a vast array of day to day amenities to include local shops, parks and regular public transport links via bus and rail are all close by.

Belmont & Ballyhackamore Villages, Holywood Exchange and Retail Park and Tesco Superstore at Knocknagoney are only some of the many attractions close by.

Interest will most certainly be immediate, with this in mind early inspection is advised.

Covered Entrance Porch

Composite front door with glazed inset and side panel to...

Entrance Hall

Large walk in storage cupboard. Cloak under stairs. Laminated wooden flooring.

Lounge Open Plan To Dining Area

20' x 9'8" (6.1m x 2.95m)
Recessed spotlighting. Ample dining area.
Laminated wooden flooring. French doors to...

Stunning Fitted Kitchen

12'9" x 10'9" (3.89m x 3.28m)
At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of low level units with formica work surfaces and stainless steel door furniture. Space for Range cooker and chimney extractor hood. Plumbed

for washing machine. Space for fridge / freezer. Worchester gas fired boiler. Partly tiled walls. Ceramic tiled flooring. uPVC door to enclosed rear garden.

First Floor

Bedroom One

9'8" x 8'7" (2.95m x 2.62m)

Bedroom Two

9'7" x 8'7" (2.92m x 2.62m)

Bedroom Three

6'1" x 5'6" (1.85m x 1.68m)

Luxury Shower Room

Comprising corner PVC panelled shower cubicle with Mira electric shower unit. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Feature PVC panelled walls and ceiling. Recessed spotlighting. Heated towel rail.

Landing

Access to roof space.

Outside

Paved forecourt to front. Enclosed easy to maintain south facing garden to rear bordered by fencing in loose stones. Outside tap / light.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal

requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements
All Measurements are Approximate.

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

For full EPC please contact the branch.

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