



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

121 Abbey Park,  
Belfast,  
County Antrim, BT5

Asking Price: £224,950

 Reeds Rains

reedsrains.co.uk

121 Abbey Park, Belfast, County Antrim, BT5

**Asking Price: £224,950**

EPC Rating: C

We are delighted to present to the open market this attractive red brick semi detached villa.

Internally the property offers bright accommodation comprising three bedrooms, two reception rooms, kitchen and bathroom with white suite.

Additional benefits include gas central heating and double glazed windows and doors.

Externally there is a driveway to ample car parking and detached matching garage, with a well tended enclosed private garden to rear.

This popular location provides ease of access for public transport links for city commuting, many of the provinces leading schools, Stormont Parliament Buildings and the Ulster Hospital. David Lloyd Leisure the popular East Point Entertainment Village and the many day to day amenities at Kings Square and Cherryvalley are also easily accessible.

Properties of this style when presented to the open market within this location will create an immediate interest. To avoid disappointment early consideration to view is strongly recommended.

#### **Accommodation**

uPVC double glazed front door to entrance hall, laminate wooden floor, cloaks recess under stairs.

#### **Lounge**

16'9" x 10' (5.1m x 3.05m)

Laminate wooden floor, cornice work.

Archway to dining room

#### **Dining Room**

10'5" x 6'9" (3.18m x 2.06m)

Laminate wooden floor, uPVC double glazed French doors to rear garden.

#### **Kitchen**

12'8" x 7'5" (3.86m x 2.26m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, fully tiled walls, cooker space, plumbed for washing machine, breakfast bar, pantry, serving hatch, breakfast bar, uPVC double glazed back door.

#### **First Floor**

#### **Landing**

Airing cupboard with gas boiler.

Access to roof space.

#### **Bedroom One**

13'6" x 10'3" (4.11m x 3.12m)

Laminate wooden floor, range of built in robes with mirrored sliding doors.

#### **Bedroom Two**

11'6" x 10'2" (3.5m x 3.1m)

Double glazed folding door, with glass Juliet balcony overlooking rear garden.

#### **Bedroom Three**

7'9" x 6'9" (2.36m x 2.06m)

Range of built in robes with mirrored sliding doors, additional built in robe.

#### **Bathroom**

White suite, panelled bath with mixer taps and telephone hand shower, Mira electric shower, ceramic tiled floor, pedestal wash hand basin with mixer taps, close coupled WC, fully tiled walls.

#### **Outside**

Front garden in lawns and shrubs.

Enclosed private garden to rear in lawns, paved patio area, boundary fencing, outside light and tap.

Driveway to ample car parking and detached matching garage, roller door, light and power.

#### **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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For full EPC please contact the branch.

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.

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