



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	39	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

28 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: E

This fantastic Semi-Detached home offers deceptively generous accommodation throughout within a quiet cul-de-sac location.

Internally will require general updating / modernisation however offers excellent potential throughout.

Situated just off Connsbrook Avenue this particular property falls within walking distance to local shops, parks and regular public transport links via bus & rail.

Both Belmont & Ballyhackamore Villages are close by whilst Tesco Superstore at Knocknagoney & Holywood Exchange & Retail Park are both a short drive away.

An ideal purchase for a variety of prospective buyers - early internal inspection is encouraged.

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Auctioneers Comments:

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, [iamsold](http://iamsold.com).

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts. The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00. In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification verification process with [iamsold](http://iamsold.com) and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Solid Wooden Front Door To...

Entrance Hall

Lounge

13'4" x 11'4" (4.06m x 3.45m)

Laminated wooden flooring.

Fitted Kitchen Open Plan To Dining Area

22' x 11' (6.7m x 3.35m)

At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica work surfaces. Integrated four ring electric hob and built in oven with integrated extractor hood. Plumbed for washing machine. Plumbed for dishwasher. Space for tumble dryer. Space for fridge / freezer. Casual dining area. Under stairs storage. Partly tiled walls. Ceramic tiled flooring. Wooden door to side and uPVC sliding door to rear garden.

First Floor

Bedroom One

13'6" x 12'9" (4.11m x 3.89m)

Built in mirrored sliding wardrobe. Laminated wooden flooring.

Bedroom Two

13'6" x 10'2" (4.11m x 3.1m)

Hot press with lagged copper cylinder and storage above. Laminated wooden flooring.

Bedroom Three

9'9" x 8'2" (2.97m x 2.5m)

Built in wardrobe.

White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Triton electric shower unit. Shower screen. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Part PVC panelled walls.

Landing

Access to roof space.

Outside

Forecourt to front. Side access. Enclosed private patio garden to rear in loose stone & shrubbery. uPVC oil tank. Outside storage with oil fired boiler. 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/contents>

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.