



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

85 Station Road,
Belfast,
County Antrim,
BT4

Asking Price: £189,950

 Reeds Rains

reedsrains.co.uk

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EPC Rating: D

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

Internally the property offers bright accommodation comprising, three bedrooms, two reception rooms one with wooden fireplace, fitted kitchen and bathroom with white suite. Further benefits include gas central heating and double glazed windows and doors. Externally there is a driveway with off street car parking and a large well tended garden to rear.

Positioned within this highly regarded residential location, providing excellent convenience to a wide range of amenities to include the Belmont Road with its popular restaurants and coffee shops. Public transport links for city commuting via both road and rail and George Best city airport are also within walking distance.

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Accommodation

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

Lounge

10'7" x 10'5" (3.23m x 3.18m)
Wooden fireplace with cast iron and tiled inset, open fire, laminate wooden floor, cornice work, picture rail.

Family Room Open Plan To Dining Area

19'1" x 10'6" (5.82m x 3.2m)
Laminate wooden floor, recessed spotlights, ample dining area, uPVC double glazed French doors to rear garden.
Open to kitchen

Fitted Kitchen

16' x 5'4" (4.88m x 1.63m)
Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, brick effect tiled splash back, plumbed for washing machine, stainless steel built in oven and four ring ceramic hob, chimney extractor fan, back door.

First Floor

Bedroom One

9'9" x 9'2" (2.97m x 2.8m)

Bedroom Two

9'2" x 9'1" (2.8m x 2.77m)
Laminate wooden floor, picture rail.

Bedroom Three

6'5" x 6'2" (1.96m x 1.88m)

Bathroom

White suite, panelled bath with mixer taps and telephone hand shower, tiled splash back, close coupled WC, wash hand basin with mixer taps, heated towel rail.

Outside

Driveway to car parking.
Front garden in bark.
Large enclosed well tended garden to rear, lawns, shrubs, flowerbeds, extensive paved patio area, boundary fencing, large garden shed, outside power point, outside light and tap.

For full EPC please contact the branch.

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.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are associated with