



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>	60	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

90 Templemore Avenue,  
Belfast,  
County Antrim,  
BT5

Asking Price: £199,950

Reeds Rains

reedsrains.co.uk



90 Templemore Avenue, Belfast, County Antrim, BT5

**Asking Price: £199,950**

EPC Rating: D

We are delighted to present to the open market this attractive red brick mid terrace property.

Internally this period property has been finished to a high standard throughout and offers bright and spacious accommodation comprising three generous bedrooms, modern fitted kitchen, two reception rooms and bathroom with white suite. Further benefits include gas central heating, double glazed windows and doors and enclosed yard to rear.

Positioned within this sought after location benefitting from being only a short distance from Belfast city centre. A wide range of day to day amenities are also within walking distance, to include Connswater shopping and retail park.

Properties within this location when presented to the open market have a proven track record for creating strong demand.

We have no doubt that the property will create an early interest on todays market, internal appraisal is strongly recommended in order to appreciate the many quality attributes on offer.

**Accommodation**

Composite front door to entrance hall, laminate wooden floor, cornice work.

**Lounge**

13'5" x 11' (4.1m x 3.35m)  
Bay window, laminate wooden floor, wall mounted electric fire.  
Open Plan To Dining Room

**Dining Room**

10'9" x 10'5" (3.28m x 3.18m)  
Laminate wooden floor, under stairs storage, cornice work.

**Modern Fitted Kitchen**

13'1" x 7'7" (4m x 2.3m)  
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with formica work surfaces and splash back, stainless steel built in oven and four ring ceramic hob, extractor fan, ceramic tiled floor, plumbed for washing machine, integrated dishwasher, uPVC double glazed back door.

**First Floor**

**Bedroom One**

14'8" x 11'1" (4.47m x 3.38m)  
Laminate wooden floor, cornice work.

**Bathroom**

White suite, panelled bath with mixer taps, thermostatically controlled shower and overhead rainforest drencher, tiled splash back, dual flush close coupled WC, pedestal wash hand basin with mixer taps and tiled splash back, ceramic tiled floor, tongue and groove ceiling.

**Separate Cloakroom**

Dual flush close coupled WC, pedestal wash hand basin with mixer taps, ceramic tiled floor, tongue and groove ceiling.

**Second Floor**

**Bedroom Two**

14'8" x 11'1" (4.47m x 3.38m)  
Laminate wooden floor, recessed spotlights.

**Bedroom Three**

10'3" x 8'7" (3.12m x 2.62m)  
Laminate wooden floor, velux window.

**Outside**

Forecourt to front.  
Enclosed yard to rear, artificial grass, light, power, outside store with gas boiler.

**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.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor,

For full EPC please contact the branch.

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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.

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