



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

3 Tweskard Lodge,
Belfast,
County Antrim,
BT4

Asking Price: £289,950

Reeds Rains

reedsrains.co.uk

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Asking Price: £289,950

EPC Rating: D

We are delighted to present to the open market this well presented semi detached villa, ideally positioned in a quiet cul de sac within this sought after residential location.

Internally the bright accommodation is arranged over two floors and comprises three generous bedrooms, through lounge dining room, modern fitted kitchen and bathroom white suite. Further benefits include, double glazed conservatory, gas central heating and double glazed windows and doors. Externally there is a driveway to car parking and integral garage and enclosed garden to rear.

This location offers ease of access to both Belmont and Ballyhackamore Villages with their wide range of day to day amenities. Public transport links for city commuting, George Best City Airport, Stormont Parliament Buildings, the Ulster Hospital and many of the province's leading schools are also close at hand.

We have no doubt that the property will create an interest on todays market. We would strongly encourage early internal appraisal in order to avoid disappointment.

Accommodation

uPVC double glazed front door to entrance hall, ceramic tiled floor, under stairs storage, access to garage.

Spacious Through lounge Dining Room

22'1" x 11'8" (6.73m x 3.56m)
Wooden fireplace with marble inset and hearth, cornice work, ample dining area, double glazed French doors to rear garden.

Modern Fitted Kitchen

9'6" x 9'5" (2.9m x 2.87m)

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, brick effect tiled splash back, ceramic tiled floor, recessed spotlights, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, integrated fridge freezer, integrated dishwasher, breakfast bar.
Open to Conservatory

Double Glazed Conservatory

10'3" x 9'2" (3.12m x 2.8m)
Ceramic tiled floor, double glazed French doors to garden.

First Floor

Landing

Access to roof space.

Bedroom One

12'8" x 9'5" (3.86m x 2.87m)

Bedroom Two

11'8" x 8'9" (3.56m x 2.67m)

Bedroom Three

11'8" (3.56) into robe x 11'9" (3.58)
Excellent range of built in robes with mirrored sliding doors.

Bathroom

White suite, panelled bath, pedestal wash hand basin with mixer taps, dual flush close coupled WC, fully tiled walls, ceramic tiled floor, recessed spotlights, fully tiled built in shower cubicle with thermostatically controlled shower, chrome heated towel rail, airing cupboard with gas boiler.

Outside

Cul de sac location.
Brick pavioured driveway to car parking and integral garage, up and over door, light, power,

plumbed for washing machine.
Front garden in lawns and shrubs.
Enclosed private garden to rear, lawns, paved patio area.

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.

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.