



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

13 Strandburn Parade,
Belfast,
County Antrim,
BT4

Guide Price: £140,000

 Reeds Rains

reedsrains.co.uk

13 Strandburn Parade, Belfast, County Antrim, BT4

Guide Price: £140,000

EPC Rating: C

Enjoying a quiet, yet very convenient residential location is this fantastic end terrace property located in the heart of Sydenham.

Situated within a cul-de-sac just off Strandburn Drive, this excellent property falls within walking distance to a wealth of day to day amenities & attractions.

Local shops, parks, regular public transport links via bus & rail and Belmont Village are all close by.

Belfast City Centre, Holywood Exchange & Retail Park and Ballyhackamore Village are also a short drive away.

The property itself enjoys bright, tastefully decorated and easy to maintain accommodation throughout, perfect for those seeking their first home.

Early internal inspection comes strongly recommended.

uPVC Front Door To...

Entrance Hall

Under stairs storage. Laminated wooden floor. Dual access to lounge / dining area.

L Shape Lounge Open Plan To Dining Area

20'3" x 14'7" (6.17m x 4.45m)

At widest points. Ample dining area.

Laminated wooden flooring.

Modern Fitted Kitchen

10'5" x 6'4" (3.18m x 1.93m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and formica work surfaces. Integrated four ring electric hob and built in oven with chimney extractor hood.

Integrated fridge / freezer. Plumbed for washing machine. Partly tiled walls. Ceramic tiled flooring. uPVC door to rear.

First Floor

Bedroom One

10'1" x 8'8" (3.07m x 2.64m)

At widest points.

Bedroom Two

10'8" x 8'8" (3.25m x 2.64m)

At widest points. Laminated wooden flooring.

Bedroom Three

6'4" x 5'6" (1.93m x 1.68m)

Laminated wooden flooring.

White Bathroom Suite

Comprising ceramic tiled panelled bath with chrome dual mixer tap. Electric shower unit. Shower screen. Pedestal wash hand basin with chrome mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Built in storage with shelving.

Landing

Access to roof space, partially floored with light, power and gas fired boiler.

Outside

Forecourt to front and enclosed covered courtyard to rear.

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> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all

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purposes only.

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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

For full EPC please contact the branch.