



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

4 Ardgreenan Crescent,
Belfast,
County Antrim,
BT4

Guide Price: £280,000

Reeds Rains

reedsrains.co.uk

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Guide Price: £280,000

EPC Rating: D

Occupying a large corner site, within a private, unique setting is this excellent Semi-Detached home.

The property offers generous, well-maintained family accommodation throughout, with the added benefit of ample driveway car parking, garden area to front and enclosed, landscaped garden to rear.

This fine location is nestled away just off Campbell Park Avenue and falls within walking distance to both Belmont and Ballyhackamore Villages boasting a vast array of day to day amenities, attractions and shopping facilities.

Belfast City Centre and the neighboring towns are also easily accessible for the daily commuter and a fine selection of schooling for all ages ensures this excellent address for those with a young family.

Property sales within this location have a proven track record of late, with this in mind, early consideration to view is advised.

Covered Entrance Porch
uPVC front door with glazed inset to...

Entrance Hall
Cloak under stairs. Solid wooden flooring.

Dining Room
11'2" x 10'3" (3.4m x 3.12m)
Ample dining area. Solid wooden flooring.

Lounge
15'1" x 12 (4.6m x 12)
Feature fireplace with wooden surround and electric fire inset. Solid wooden flooring.
Cornice work. Ceiling rose.

Stunning Shaker Style Fitted Kitchen

19'5" x 8'6" (5.92m x 2.6m)
One and 1/2 bowl sink unit with pull out mixer tap. Excellent range of high and low level units with stainless steel door furniture and wood effect work surfaces. Integrated four ring electric hob and chimney extractor hood. Separate built in oven. Integrated dishwasher. Integrated washing machine. Space for fridge / freezer. Built in storage with gas fired boiler. Concealed strip lighting. Breakfast bar. Partly tiled walls. Ceramic tiled flooring. uPVC door to rear.

First Floor

Bedroom One
14'5" x 12 (4.4m x 12)
Excellent range of built in bedroom furniture. Parquet laminated wooden flooring.

Bedroom Two
11'2" x 10'3" (3.4m x 3.12m)
Laminated wooden flooring.

Bedroom Three
10'9" x 8'7" (3.28m x 2.62m)
Built in storage with shelving. Laminated wooden flooring.

White Family Bathroom Suite
Comprising ceramic tiled panelled bath with chrome dual mixer tap and telephone hand shower. Fully tiled corner shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Chrome heated towel rail.

Landing
Access to roof space via slingsby ladder. Partially floored with light and power.

Outside
Well tended garden to front in lawn, shrubbery and flower beds. Driveway car parking for 2+

cars. Side access. Enclosed private landscaped garden to rear in patio, flower beds and shrubbery. Outside tap / light.

Timber Garage
17 x 11'3" (17 x 3.43m)
Access via roller door. Light and power.

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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

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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.