



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

154 Madrid Street,
Belfast,
County Antrim,
BT5

Offers Over: £149,950

Reeds Rains

reedsrains.co.uk

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Offers Over: £149,950

EPC Rating: C

This superb "Eco" home offers extremely generous, well-proportioned and deceptively spacious accommodation over two floors.

Finished to a high standard throughout, this fine home would cater the requirements for a wide range of prospective buyers in todays market.

Of particular note is the energy efficiency the home is as the windows are all triple glazed, extra insulation, solar panels and an air source heat pump for the main source of heat.

Situated just off Templemore Avenue the superb property falls within close proximity to a wealth of day to day amenities and attractions.

Connswater Shopping Centre and Retail Park, Belfast City Centre and Tesco Superstore at Castlereagh are only some of the many noteworthy attractions close by.

This unique home is simply a must view to appreciate the many selling points on offer.

Composite Front Door With Glazed Inset To...

Entrance Hall
Ceramic tiled flooring.

Lounge
15'8" x 10'3" (4.78m x 3.12m)
Feature gas fireplace with granite hearth.
Under stairs storage. Laminated wooden flooring.

Modern Fitted Kitchen Open Plan To Dining Area
20'8" x 13'6" (6.3m x 4.11m)
At widest points. 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 gas hob and built in oven with integrated extractor hood. Plumbed for washing machine. Space for fridge / freezer. Plumbed for dishwasher. Partly tiled walls. Ample dining area. Recessed spotlighting. uPVC French doors to rear.

Downstairs Dual Flush W/C
Pedestal wash hand basin with chrome mixer tap and tiled splash back. Extractor fan.

First Floor

Bedroom One
12'5" x 10'3" (3.78m x 3.12m)
Built in wardrobe.

Bedroom Two
10'3" x 10 (3.12m x 10)
Built in wardrobe.

Bedroom Three
12'4" x 7'3" (3.76m x 2.2m)

White Family Bathroom Suite
Comprising panelled bath with chrome dual mixer tap and tiled splash back. Shower screen. Pedestal wash hand basin with chrome mixer tap. Dual flush w/c. Partly tiled walls. Recessed spotlighting.

Landing
Built in storage with heat flow cylinder. Built in storage with shelving. Access to roof space.

Outside
Enclosed easy to maintain yard to rear. Outside tap / light. Side access.

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.

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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.