



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

8 Ilford Avenue,
Belfast,
County Down,
BT6

Asking Price: £185,000

 **Reeds Rains**

reedsrains.co.uk

8 Ilford Avenue, Belfast, County Down, BT6

Asking Price: £185,000

EPC Rating: D

We are delighted to present to the open market this attractive semi detached bungalow.

The property is positioned in a cul de sac within a quiet residential area just off the Ballygowan Road at Crossnacreevy.

Internally the bright accommodation comprises two generous bedrooms, spacious lounge, kitchen with dining area and shower room with modern white suite. Further benefits include oil fired central heating and double glazed windows.

Externally there is a driveway to ample parking and detached garage with well tended gardens to front and enclosed to rear.

The property is within walking distance of public transport links for city commuting whilst also offering ease of access to Forestside shopping and retail park and many leading schools.

We have no doubt that this property will create an interest on today's market. Early viewing is strongly recommended in order to avoid disappointment.

Accommodation

Covered porch with Quarry tiled entrance steps, uPVC double glazed front and double glazed side panels to entrance hall. Access to roof space

Spacious Lounge

19'5" x 11'2" (5.92m x 3.4m)
Marble fireplace and hearth, gas fire.

Kitchen Open Plan To Dining Area

13'8" x 11'2" (4.17m x 3.4m)
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, tiled splash back, cooker space, extractor fan, breakfast bar, dining area, hot press with

copper cylinder and immersion heater, uPVC double glazed back door.

Bedroom One

12'1" x 9'8" (3.68m x 2.95m)
Built in robe.

Bedroom Two

11'8" x 9'6" (3.56m x 2.9m)
Range of built in bedroom furniture.

Shower Room With Modern White Suite

Double built in shower cubicle with Triton electric shower, vanity unit with mixer taps, dual flush close coupled WC, ceramic tiled floor, PVC wall covering, recessed spotlights.

Outside

Tarmac driveaway to ample car parking and detached matching garage, roller shutter door, light, power, plumbed for washing machine, oil fired boiler and side access.

Cul de sac location.

Well tended garden to front in lawns and shrubs.

Enclosed private garden to rear in lawns, shrubs, patio area, outside light and tap.

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 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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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.

For full EPC please contact the branch.