



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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	

56 Whincroft Road,
Belfast,
County Antrim,
BT5

Asking Price: £120,000

Reeds Rains

reedsrains.co.uk

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EPC Rating: C

This unique ground floor apartment is finished to a high specification throughout, the end result is a stunning contemporary finish ready for a new owner to just move in and enjoy.

Whilst being very easy to maintain throughout, this fantastic property benefits from off street car parking to front and a large private rear garden area to rear.

This quiet residential location falls within walking distance to local shops, parks, regular public transport links and various walk / cycle paths.

The main arterial routes and outer ring are also easily accessible providing a short commute in and out of Belfast City Centre & the surrounding towns.

This stunning property represents excellent value for money in todays market. Early internal inspection comes strongly recommended.

Covered Entrance Porch

uPVC front door and double glazed side panel to...

Entrance Hall

Oak engineered wooden flooring.

Lounge

14'7" x 11'9" (4.45m x 3.58m)
Cast iron wood burning stove with wooden mantle. Recessed spotlighting. Oak engineered wooden flooring.

Stunning Fitted Kitchen Open Plan To Casual Dining Area

14'7" x 11'2" (4.45m x 3.4m)
One bowl sink unit with dual mixer tap and pull down spray. Excellent range of high and low level units. Island unit with integrated four ring

electric hob and breakfast bar. Separate built in oven. Integrated microwave. Integrated fridge / freezer. Recessed spotlighting. Built in storage cupboard with gas fired boiler. Ceramic tiled flooring. uPVC door to enclosed rear garden.

Bedroom One

11'8" x 11'7" (3.56m x 3.53m)
Feature light surround. Oak engineered wooden flooring.

Bedroom Two

10'5" x 9'9" (3.18m x 2.97m)
Laminated wooden flooring.

Contemporary Shower Room

Comprising PVC panelled shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Semi pedestal wash hand basin with dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. PVC ceiling.

Outside

Driveway car parking to front and garden area with loose stones. Enclosed private garden area to rear bordered by fencing with composite decking and loose stones. Outside storage. Outside tap / light.

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> 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

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.