



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	72	74
EU Directive 2002/91/EC		
England, Scotland & Wales		

7 Sandbrook Park,
Belfast,
County Antrim,
BT4

Reeds Rains

Offers Over: £145,000

reedsrains.co.uk

7 Sandbrook Park, Belfast, County Antrim, BT4
Offers Over: £145,000

EPC Rating: C

Sandbrook Park is a highly regarded cul-de-sac address, situated just off Connrbook Avenue in Sydenham.

Finished to a most exacting standard throughout, this beautiful home benefits from a high quality level of fixtures & fittings.

Internally offers bright, very easy to maintain & beautifully presented accommodation, perfect for those seeking their first home in today's market.

The immediate location benefits from local shops, park, cycle / walk paths and regular public transport links via bus & rail all within walking distance.

Both Belmont & Ballyhackamore Villages are easily accessible whilst Belfast City Centre and the surrounding towns are also close to hand.

With many selling points on offer, early internal inspection comes strongly recommended.

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

Lounge Open Plan To Dining
19'8" x 14'4" (6m x 4.37m)
Feature media wall. Oak engineered wooden flooring. Ample dining area. Recessed spotlighting. Picture window.

Stunning High Gloss Modern Fitted Kitchen
14'4" x 8'2" (4.37m x 2.5m)
One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level soft closing units with granite work tops and up stand. Integrated four ring electric hob and integrated extractor hood. Separate built in double oven. Integrated microwave. Integrated fridge / freezer. Plumbed for washing machine. Velux window x2. High gloss ceramic tiled flooring.

First Floor

Bedroom One
14'9" x 9'7" (4.5m x 2.92m)
Exposed brick wall. Recessed spotlighting. Laminated wooden flooring.

Bedroom Two
9'6" x 9'1" (2.9m x 2.77m)
Built in storage cupboard with gas fired boiler. Recessed spotlighting. Laminated wooden flooring.

Contemporary Shower Room
Comprising fully tiled walk in shower cubicle with thermostatically controlled shower unit with overhead drencher and telephone hand shower. Shower screen. Wash hand basin with dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Recessed spotlighting.

Landing
Recessed spotlighting. Access to roof space.

Fully Floored Roof Space
14'8" x 7'9" (4.47m x 2.36m)
Storage in the eaves. Velux window. Storage in the eaves.

Outside
Forecourt to front.

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

For full EPC please contact the branch.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.