



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

10 Dunraven Crescent,
Belfast,
County Antrim,
BT5

Asking Price: £145,000

 **Reeds Rains**

reedsrains.co.uk

10 Dunraven Crescent, Belfast, County Antrim, BT5

Asking Price: £145,000

EPC Rating: D

We are delighted to present to the open market this well presented semi detached property.

Internally the property offers bright accommodation comprising two bedrooms, two reception rooms, modern fitted kitchen and shower room with white suite. Further benefits include gas central heating and double glazed windows and doors.

Ideally positioned within a popular residential location offering ease of access to a wide range of day to day amenities. Public transport links for city commuting are also close at hand.

Properties within this location when presented to the open market have a proven track record for creating strong demand.

Ideally suitable for first time buyer or investor alike. Early internal viewing is strongly recommended.

Accommodation

uPVC double glazed front door to entrance hall, ceramic tiled floor.

Lounge

12'8" x 10'3" (3.86m x 3.12m)

Laminate wooden floor, cornice work.

Dining Room

12'7" x 8'7" (3.84m x 2.62m)

Laminate wooden floor, built in store with gas boiler.

Modern Kitchen

10'2" x 6'5" (3.1m x 1.96m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, brick effect tiled splash back, plumbed for washing machine, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, uPVC double glazed back door.

First Floor

Landing

Access to roof space.

Bedroom One

10'3" x 9'3" (3.12m x 2.82m)

Double built in robe.

Bedroom Two

11'2" x 6'4" (3.4m x 1.93m)

Shower Room

White suite

Outside

Enclosed paved garden to rear, garden store.

Paved garden 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> 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.