



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	42 E	
21-38	F		
1-20	G		

3 Hopedene Mews,  
Belfast,  
County Antrim,  
BT4

Offers Over: £195,000

Reeds Rains

reedsrains.co.uk



3 Hopedene Mews, Belfast, County Antrim, BT4

**Offers Over: £195,000**

EPC Rating: E

Enjoying a very quiet and convenient cul-de-sac location just off Dundela Avenue is this fantastic townhouse.

Beautifully presented throughout, this excellent home is perfect for those seeking their first home within a hugely convenient residential location.

The accommodation is easy to maintain and enjoys off street car parking and a delightful, private enclosed garden area to rear.

This excellent property is walking distance to both Belmont & Ballyhackamore Villages benefitting from the vast array of shopping facilities, eateries, restaurants and day to day amenities.

Belfast City Centre and the surrounding towns are also easily accessible for the daily commuter.

Interest will no doubt be high giving this superb location, with this in mind early consideration to view is advised.

**Covered Entrance Porch**

Outside light. uPVC front door with glazed inset to...

**Entrance Hall**

Laminated wooden flooring.

**Lounge**

14'7" x 12'4" (4.45m x 3.76m)

At widest points. Feature fire place with wooden surround. Under stairs storage. Laminated wooden flooring.

**Stunning Fitted Kitchen Open Plan To Dining Area**

15'7" x 10'2" (4.75m x 3.1m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with laminated work surfaces and stainless steel door furniture.

Space for cooker and chimney extractor hood. Integrated fridge. Integrated freezer. Integrated slimline dishwasher. Integrated washing machine. Concealed strip lighting. Ample dining area. uPVC door to enclosed rear garden.

**First Floor**

**Bedroom One**

15'8" x 14'7" (4.78m x 4.45m)

At widest points.

**Bedroom Two**

10' x 9' (3.05m x 2.74m)

Built in double wardrobe.

**Luxury White Bathroom Suite**

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Folding shower screen. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring.

**Landing**

Hot press with lagged copper cylinder and storage above. Access to roof space.

**Outside**

Off street car parking to front and additional for visitors. Enclosed private easy to maintain garden to rear bordered by fencing in loose stones, flower beds and shrubbery. Garden shed. uPVC oil tank. Boiler house with oil fired boiler. 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/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.