



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	48 E	
21-38	F		
1-20	G		

307 Castlereagh Road,
Belfast,
County Antrim,
BT5

Offers Over: £225,000

Reeds Rains

reedsrains.co.uk

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EPC Rating: E

Finished to an exceptionally high standard throughout, this beautiful Semi-Detached home has recently undergone a substantial renovation program.

The end result is a bright, beautifully presented and very easy to maintain property, perfect for a wide range of prospective buyers in today's market.

This hugely convenient location falls within close proximity to a wide range of day to day amenities and attractions. Local shops, eateries and regular public transport links / walking paths are all close by whilst Belfast City Centre is easily accessible.

Ballyhackamore Village and Lesley Forestside Shopping Centre & Retail Park are also close by.

Early internal inspection comes strongly recommended to appreciate the many selling points on offer within this wonderful home.

uPVC Front Door With Glazed Inset To...

Entrance Hall

Parquet engineered wooden flooring. Under stairs storage.

Lounge Open Plan To Dining Area

22'1" x 10'1" (6.73m x 3.07m)
Into bay window. Parquet engineered wooden flooring.

Stunning Fitted Kitchen

18'6" x 7'9" (5.64m x 2.36m)
One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level soft closing units with formica work surfaces and upstand. Integrated four ring induction hob and built in oven with chimney extractor hood. Integrated fridge / freezer. Plumbed for washing machine. Space for tumble dryer. Partly tiled walls. Parquet engineered wooden flooring. Concealed strip lighting. uPVC door to enclosed rear garden.

First Floor

Bedroom One

10' x 8'9" (3.05m x 2.67m)

Bedroom Two

10' x 8'8" (3.05m x 2.64m)

Hot press with lagged copper cylinder and storage above.

Bedroom Three

6'7" x 6' (2m x 1.83m)

Contemporary Shower Room

Comprising fully tiled walk in shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Floating vanity unit with inset sink and splash back. Dual flush w./c. Partly tiled walls. Ceramic tiled flooring. Heated towel rail.

Landing

Access to roof space.

Outside

Tarmac driveway for off street car parking for two cars. Side access. Enclosed private easy to maintain garden to rear bordered by fencing in loose stones and flower beds. Boiler house with oil fired boiler. uPVC oil tank. Outside tap / light.

Detached Timber Garage

17'8" x 11'9" (5.38m x 3.58m)

Accessed via roller door. Light & power.

CUSTOMER DUE DILIGENCE

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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.