



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	<b>67</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

31 Kincora Avenue,  
Belfast,  
County Antrim,  
BT4

Asking Price: £395,000

 Reeds Rains

reedsrains.co.uk

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**Asking Price: £395,000**

EPC Rating: D

Kincora Avenue is a much admired & highly sought after tree lined Avenue, positioned within walking distance to the vibrant Ballyhackamore Village.

The fantastic array of shopping facilities, eateries, restaurants, and day to day amenities are all just a short stroll away.

Comber Greenway, regular public transport links and Belmont Village also only some of the many other attractions close to hand.

In addition, this fantastic address falls within the catchment area to a superb selection of schooling for all ages.

31 Kincora Avenue is a charming, extended Semi-Detached home boasting bright, beautifully presented and tastefully decorated accommodation throughout.

Of particular note is the stunning fitted kitchen open plan to dining / living area with uPVC sliding doors to enclosed private rear garden - a superb space for today's modern family living.

This beautiful period home must be viewed at your earliest convenience to appreciate the many selling points on offer.

#### **Covered Entrance Porch**

Composite front door to...

#### **Entrance Hall**

Solid wooden flooring. Under stairs storage with gas fired boiler.

#### **Downstairs W/C / Walk In Cloak Cupboard**

Pedestal wash hand basin with chrome dual mixer tap. Alarm panel.

#### **Lounge**

15'2" x 11'9" (4.62m x 3.58m)  
Into bay window. Built in storage with shelving. Hole in wall fireplace with wooden mantle. Laminated wooden flooring.

#### **Stunning Fitted Kitchen Open Plan To Dining / Living Area**

23'1" x 20'9" (7.04m x 6.32m)  
At widest points. One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and formica work surfaces. Integrated five ring gas hob and integrated extractor hood. Separate built in double oven. Plumbed for washing machine. Integrated dishwasher. Integrated fridge / freezer. Integrated bin storage. Island unit with formica work surfaces and breakfast bar. Recessed spotlighting. Partly tiled walls. Part ceramic tiled flooring. Part solid wooden flooring. Cast iron wood burning stove with tiled inset. Recessed spotlighting. Ample dining area. Velux windows x3. Wall to wall uPVC sliding door to enclosed rear garden.

#### **First Floor**

##### **Bedroom One**

12'1" x 11'2" (3.68m x 3.4m)

##### **Bedroom Two**

12'4" x 9'4" (3.76m x 2.84m)  
Wall to wall built in mirrored sliding wardrobe.

##### **Bedroom Three**

9'7" x 8'9" (2.92m x 2.67m)

#### **Contemporary Family Bathroom Suite**

Comprising free standing bath with chrome dual mixer tap. Fully tiled corner shower cubicle with thermostatically controlled shower unit. Floating vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Partly

tiled walls. Ceramic tiled flooring. Recessed spotlighting. Chrome heated towel rail.

#### **Second Floor**

##### **Bedroom Four**

10'4" x 8'6" (3.15m x 2.6m)  
Storage in the eaves. Velux window. Laminated wooden flooring.

##### **Landing**

Velux window. Large walk in storage cupboard.

##### **Outside**

Well tended garden to front in lawn and shrubbery. Tarmac driveway for ample car parking. Side access. Enclosed easy to maintain garden to rear bordered by fencing and hedging in lawn, paved patio area and composite decking. Outside tap / light. Outside power points.

For full EPC please contact the branch.

#### **Detached Garage**

17'7" x 7'6" (5.36m x 2.29m)  
Accessed via roller door. Light & power.

#### **Summer House**

15'2" x 7'4" (4.62m x 2.24m)  
Accessed via French doors. Light and power.

#### **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/ukssi/2017/692/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.