



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

6 Oakdene Drive,
Belfast,
County Antrim,
BT4

Offers Over: £159,950

 Reeds Rains

reedsrains.co.uk

6 Oakdene Drive, Belfast, County Antrim, BT4

Offers Over: £159,950

EPC Rating: C

This beautiful & charming mid terrace property has been recently modernised & extended, offering bright and very tasteful decorated accommodation throughout.

Of particular note is the stunning fitted kitchen open plan to dining / living area with uPVC sliding doors to a large, easy to maintain garden area to rear. A perfect space to enjoy modern living / entertaining.

Situated within the popular Sydenham area of East Belfast, this quiet street offers excellent convenience to local shops, parks & regular public transport links via bus & rail.

Furthermore both Belmont & Ballyhackamore Villages are easily accessible, benefitting from the vast array to shopping facilities, restaurants, day to day amenities and attractions.

Simply put, this immaculate home will create immediate interest giving the very high quality finish on offer. With this in mind, early consideration to view comes strongly recommended.

Covered Entrance Porch

uPVC front door with glazed inset to...

Entrance Hall

Laminated wooden flooring.

Lounge

13'9" x 10'5" (4.2m x 3.18m)

Into square bay. Laminated wooden flooring.

Stunning Fitted Kitchen Open Plan To Dining / Living Area

19'5" x 13'6" (5.92m x 4.11m)

One bowl sink unit with dual mixer tap.

Excellent range of high and low level units with

stainless steel door furniture and laminated work surfaces. Island unit with wood effect work surfaces. Integrated four ring electric hob and built in oven with hanging extractor hood. Integrated washing machine. Integrated fridge / freezer. Partly tiled walls. Laminated wooden flooring. Under stairs storage. Recessed spotlighting. Velux window. uPVC sliding door to enclosed rear garden.

First Floor

Bedroom One

11' x 10'6" (3.35m x 3.2m)

Built in storage cupboard with Worchester gas fired boiler. Built in wardrobe.

Bedroom Two

8'1" x 7'7" (2.46m x 2.3m)

Contemporary Shower Room

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Vanity unit with inset sink and dual mixer tap. Close coupled dual flush w/c. Heated towel rail. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

Outside

Forecourt to front. Enclosed private easy to maintain garden to rear bordered by fencing with feature deck area and loose stones.

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.

For full EPC please contact the branch.

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