



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

28 Eastleigh Dale,
Belfast,
County Antrim,
BT4

Asking Price: £199,950

 Reeds Rains

reedsrains.co.uk

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Asking Price: £199,950

EPC Rating: C

We are delighted to present to the open market this well presented red brick mid townhouse.

This fine property benefits from bright accommodation arranged over two floors, comprising three bedrooms, spacious lounge, modern fitted kitchen open plan to dining area and bathroom with modern white suite. Further benefits include gas central heating and double glazed windows and doors. Externally there is a driveway to off street car parking and an enclosed low maintenance garden to rear.

Positioned within a quiet cul de sac, this property is only a short stroll from the ever growing buzz of Ballyhackamore village and its wide range of amenities to include popular restaurants and coffee shops. Many of the provinces leading schools, George Best City Airport and public transport links for city commuting are all easily accessible.

We have no doubt that this fine property will create an immediate interest when presented to the open market. Ideally suitable for a first time buyer, early consideration to view is strongly recommended.

Accommodation

uPVC double glazed front door to entrance hall, laminate wooden floor, recessed spotlights.

Spacious Lounge

13'5" x 11'4" (4.1m x 3.45m)

Laminate wooden floor, recessed spotlights, under stairs storage plumbed for washing machine.

Open to kitchen

Modern Fitted Kitchen Open To Ample Dining Area

14'7" x 8'6" (4.45m x 2.6m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces and tiled splash back, concealed lighting, integrated dishwasher, integrated fridge freezer, laminate wooden floor, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, recessed spotlights, ample dining area, double glazed French doors to rear garden.

First Floor

Landing

Slingsby ladder to roof space

Bedroom One

11'7" x 8'2" (3.53m x 2.5m)

Excellent range of built in robes with mirrored sliding doors, recessed spotlights

Bedroom Two

11'3" x 8'1" (3.43m x 2.46m)

Recessed spotlights

Bedroom Three

6'1" x 5' (1.85m x 1.52m)

Built in robe with gas boiler.

Bathroom

White suite, panelled bath with mixer taps and thermostatically controlled telephone hand shower, overhead rainforest drencher, vanity unit with mixer taps, dual flush close coupled WC, PVC ceiling, recessed spotlights, chrome heated towel rail, fully tiled walls, ceramic tiled floor.

Outside

Cul de sac location.

Off street car parking.

Enclosed low maintenance garden to rear, fully paved, boundary fencing.

Front garden loose stones and shrubs.

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.

The Reeds Rains branches at 350 Upper Newtownards Road,

For full EPC please contact the branch.

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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.