



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>	68	69
(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	

12 Kimona Drive,  
Belfast,  
County Antrim,  
BT4

**Asking Price: £125,000**

Reeds Rains

reedsrains.co.uk

12 Kimona Drive, Belfast, County Antrim, BT4

**Asking Price: £125,000**

EPC Rating: D

Enjoying a quiet cul-de-sac location within a very popular residential location in Sydenham, is this superb mid terrace property.

Internally will require updating throughout however offers excellent accommodation, perfect for those seeking their first home.

The location itself is very convenient as Victoria Park, local shops, walking / cycle paths and regular public transport links via bus & rail are all within walking distance.

In addition, both Belmont & Ballyhackamore Villages are easily accessible benefitting from the vast array of day to day amenities and attractions on offer.

With a bit of creativity this could be a fantastic home for many potential buyers - with this in mind early inspection comes strongly recommended.

#### **uPVC Front Door With Glazed Inset To...**

#### **Entrance Hall**

Cloak under stairs. Laminated wooden flooring.

#### **Lounge Open Plan To Dining Area**

18'3" x 9'1" (5.56m x 2.77m)

Laminated wooden flooring.

#### **Fitted Kitchen**

8'8" x 6'7" (2.64m x 2m)

One bowl double drainer sink unit with chrome dual mixer tap. Range of high and low level units with formica work surfaces. Integrated four ring electric hob and built in oven with integrated extractor hood. Plumbed for washing machine. Space for fridge / freezer. uPVC door to enclosed rear garden.

#### **First Floor**

##### **Bedroom One**

10'9" x 9'9" (3.28m x 2.97m)

##### **Bedroom Two**

13'9" x 7'3" (4.2m x 2.2m)

##### **Bedroom Three**

9'1" x 6'8" (2.77m x 2.03m)

Built in storage with Worcester gas fired boiler.

##### **White Bathroom Suite**

Comprising panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit with telephone hand shower and overhead drencher. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Recessed spotlighting. PVC ceiling. Chrome heated towel rail.

#### **Landing**

Access to roof space via slingsby ladder.

#### **Outside**

Patio garden to front. Side access. Enclosed private garden area to rear bordered by fencing. Garden shed. Outside tap / light.

#### **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

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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.