



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	72
(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	

74 Abbey Park,
Belfast,
BT5

Asking Price: £239,950

Reeds Rains

reedsrains.co.uk

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Asking Price: £239,950

EPC Rating: C

We are delighted to present to the open market this attractive red brick semi detached villa.

This fine property is located within this much sought after residential location within walking distance of the many day to day amenities at Kings Square and Cherryvalley.

Internally the property offers bright accommodation comprising three bedrooms, two separate reception rooms, fitted kitchen and family bathroom with white suite.

Additional benefits include gas central heating and double glazed windows and doors.

Externally there is a driveway to ample car parking and well tended gardens to front and enclosed private garden to rear.

This prime location provides ease of access for public transport links for city commuting, many of the provinces leading schools, Stormont Parliament Buildings and the Ulster Hospital. Leisure facilities to include Knock and Shandon Golf Clubs, David Lloyd Leisure and the popular East Point Entertainment Village are all easily accessible.

Properties of this style and calibre when presented to the open market within this location will create an immediate interest. To avoid disappointment early consideration to view is strongly recommended.

Accommodation

Composite front door with double glazed side panels, entrance hall, parquet floor, cornice work, cloaks cupboard with gas boiler.

Lounge

13'8" x 12' (4.17m x 3.66m)

Bow window, cornice work, wooden fireplace with tiled inset and hearth, gas fire.

Family - Dining Room

11'9" x 11'8" (3.58m x 3.56m)

Laminate wooden floor, cornice work, double glazed French doors to rear garden.

Fitted Kitchen

8'9" x 7'9" (2.67m x 2.36m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, glazed display cabinets, laminate work surfaces, tiled splash back, ceramic tiled floor, plumbed for washing machine, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, uPVC double glazed back door.

First Floor

Landing

Access to roof space.

Bedroom One

12'3" x 12' (3.73m x 3.66m)

Laminate wooden floor.

Bedroom Two

12' x 11'5" (3.66m x 3.48m)

Cornice work.

Bedroom Three

8'9" x 8'3" (2.67m x 2.51m)

Family Bathroom

With white suite, panelled bath with mixer taps and telephone hand shower, fully tiled built in shower cubicle with thermostatically controlled shower and overhead rainforest drencher, vanity unit with mixer taps, dual flush close coupled WC, chrome heated towel rail, ceramic tiled floor, fully tiled walls.

Outside

Tarmac driveway to ample car parking. Front garden in lawns and loose stones. Enclosed private rear garden in lawns, timber decking area, paved patio area, boundary hedging, outside light and tap, garden shed, garden store.

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

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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.