



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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	39	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

28 Connsbrook Park,  
Belfast,  
County Antrim, BT4

**Guide Price: £165,000**

Reeds Rains

reedsrains.co.uk

28 Connsbrook Park, Belfast, County Antrim, BT4

**Guide Price: £165,000**

EPC Rating: E

This fantastic Semi-Detached home offers deceptively generous accommodation throughout within a quiet cul-de-sac location.

Internally will require general updating / modernisation however offers excellent potential throughout.

Situated just off Connsbrook Avenue this particular property falls within walking distance to local shops, parks and regular public transport links via bus & rail.

Both Belmont & Ballyhackamore Villages are close by whilst Tesco Superstore at Knocknagoney & Holywood Exchange & Retail Park are both a short drive away.

An ideal purchase for a variety of prospective buyers - early internal inspection is encouraged.

**Solid Wooden Front Door To...**

**Entrance Hall**

**Lounge**

13'4" x 11'4" (4.06m x 3.45m)  
Laminated wooden flooring.

**Fitted Kitchen Open Plan To Dining Area**

22' x 11' (6.7m x 3.35m)  
At widest points. One bowl sink unit with chrome dual mixer tap. Excellent 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. Plumbed for dishwasher. Space for tumble dryer. Space for fridge / freezer. Casual dining area. Under stairs storage. Partly tiled walls. Ceramic tiled flooring. Wooden door to side and uPVC sliding door to rear garden.

**First Floor**

**Bedroom One**

13'6" x 12'9" (4.11m x 3.89m)  
Built in mirrored sliding wardrobe. Laminated wooden flooring.

**Bedroom Two**

13'6" x 10'2" (4.11m x 3.1m)  
Hot press with lagged copper cylinder and storage above. Laminated wooden flooring.

**Bedroom Three**

9'9" x 8'2" (2.97m x 2.5m)  
Built in wardrobe.

**White Bathroom Suite**

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Triton electric shower unit. Shower screen. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Part PVC panelled walls.

**Landing**

Access to roof space.

**Outside**

Forecourt to front. Side access. Enclosed private patio garden to rear in loose stone & shrubbery. uPVC oil tank. Outside storage with oil fired boiler. Outside tap / light.

**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.

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

For full EPC please contact the branch.