



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>	59	66
(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	

10 Greenville Road,  
Belfast,  
County Antrim,  
BT5

**Guide Price: £129,950**

 **Reeds Rains**

reedsrains.co.uk



10 Greenville Road, Belfast, County Antrim, BT5

**Guide Price: £129,950**

EPC Rating: D

Situated within the heart of Bloomfield is this attractive red brick end terrace property.

Boasting bright & easy to maintain accommodation throughout, this delightful home offers excellent potential for a new owner.

Local shops, eateries and regular public transport links are all within walking distance whilst Belfast City Centre is just a short commute away.

In addition, both Belmont & Ballyhackamore Villages benefitting from the vast array of shopping facilities, amenities and attractions are also close by.

Early consideration to view comes strongly recommended.

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

#### **Entrance Hall**

Under stairs storage.

#### **Lounge**

12'7" x 9'1" (3.84m x 2.77m)

Into bay window. Feature fireplace with gas fire inset and wooden surround. Picture rail. Ceiling rose. Laminated wooden floor.

#### **Family / Dining Room**

14'7" x 12'4" (4.45m x 3.76m)

At widest points. Feature fireplace with wooden surround. Ample dining area.

#### **Modern Fitted Kitchen**

12'8" x 7'8" (3.86m x 2.34m)

One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and formica work surfaces. Space for cooker

and chimney extractor hood. Plumbed for washing machine. Space for fridge / freezer. Partly tiled walls. uPVC door to enclosed rear yard.

#### **First Floor**

##### **Bedroom One**

12'3" x 9'1" (3.73m x 2.77m)

##### **Bedroom Two**

9'9" x 9'1" (2.97m x 2.77m)

##### **Bedroom Three**

5'9" x 5'3" (1.75m x 1.6m)

#### **Shower Room**

White suite comprising fully tiled corner shower cubicle with thermostatically controlled shower unit and telephone hand shower. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Laminated wooden flooring.

#### **Landing**

Built in storage cupboard with shelving. Access to roof space. Partially floored with light and power. Gas fired boiler.

#### **Outside**

Forecourt to front. Enclosed yard to rear. 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

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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.