



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

4 Colvil Street,
Belfast,
County Antrim,
BT4

 Reeds Rains

Offers Over: £155,000

reedsrains.co.uk

4 Colvil Street, Belfast, County Antrim, BT4

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EPC Rating: D

This fantastic mid terrace property is positioned within a highly regarded & much sought after residential location.

Situated within walking distance to the vibrant Belmont Village benefitting from the vast array of day to day amenities, eateries & shopping facilities.

In addition, regular public transport links provide direct access in & out of Belfast City Centre whilst Ballyhackamore Village & Connswater Shopping Centre & Retail Park are only some of the many other attractions close by.

The property itself offers bright, easy to maintain and very well presented accommodation throughout, perfect for those seeking their first home.

Interest within this particular location has a proven track record, with this in mind early consideration to view comes strongly recommended.

uPVC Front Door To...

Entrance Porch

Inner door to...

Entrance Hall

Lounge Open Plan To Dining Area

22'1" x 10'3" (6.73m x 3.12m)

Into square bay. Laminated wooden flooring.

Fitted Kitchen

13'6" x 8'2" (4.11m x 2.5m)

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

ring electric hob and built in oven with integrated extractor hood. Plumbed for washing machine. Space for fridge / freezer. Partly tiled walls. Ceramic tiled flooring. Glazed display cabinet. Under stairs storage. Breakfast bar. Wooden door to enclosed rear yard.

First Floor

Bedroom One

11'9" x 10 (3.58m x 10)

Wall to wall built in wardrobes. Gas fired boiler.

Bedroom Two

9'8" x 8'4" (2.95m x 2.54m)

Contemporary White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Fully tiled corner shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Extractor fan.

Landing

Large built in storage cupboard. Fixed stair case to...

Fully Floored Roof Space

12'1" x 9'2" (3.68m x 2.8m)

Storage in the eaves. Velux window.

Outside

Forecourt to front. Enclosed yard to rear.

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>

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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 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.

For full EPC please contact the branch.

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.