



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

7 Ardcarne Drive,
Belfast,
County Antrim,
BT5

Asking Price: £134,950

 Reeds Rains

reedsrains.co.uk

7 Ardcarne Drive, Belfast, County Antrim, BT5

Asking Price: £134,950

EPC Rating: D

We are delighted to present to the open market this well presented mid terraced property.

Internally the property offers bright accommodation and spacious accommodation comprising four bedrooms, lounge, fitted kitchen and bathroom with white suite. Further benefits include gas central heating and double glazed windows and doors.

Externally there are gardens to front and enclosed to rear and off street car parking to front.

This popular location offers excellent convenience to many day to day amenities along with public transport links for city commuting. The Ulster Hospital and the increasingly popular Eastpoint entertainment village are also easily accessible.

We have no doubt that this property will create an interest on today's market. Ideally suitable for first time buyer or investor alike, early viewing is strongly recommended.

Accommodation

uPVC double glazed front door and double glazed side panel to entrance hall.

Lounge

12'6" x 10'2" (3.8m x 3.1m)
Wooden fireplace.

Fitted Kitchen

12'6" x 10'3" (3.8m x 3.12m)
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, tiled splash back, plumbed for washing machine, built in oven and four ring ceramic hob,

stainless steel chimney extractor fan, built in store, breakfast area, uPVC double glazed back door.

Bathroom

White suite, panelled bath, Triton electric shower, ceramic tiled floor, fully tiled walls, close coupled WC, vanity unit with mixer taps, tongue and groove ceiling.

First Floor

Landing

Access to roof space.

Bedroom One

12'9" x 10'9" (3.89m x 3.28m)
Built in robe, laminate wooden floor.

Bedroom Two

12'6" x 9'5" (3.8m x 2.87m)
Built in robe with gas boiler, laminate wooden floor.

Bedroom Three

11'2" x 6'7" (3.4m x 2m)
Laminate wooden floor.

Bedroom Four

10'7" x 6'4" (3.23m x 1.93m)
Laminate wooden floor.

Outside

Front garden in lawns.
Off Street car parking.
Enclosed garden to rear in lawns, boundary fencing, paved patio area, garden store, outside light and tap.

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> contents

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.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau

For full EPC please contact the branch.

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.