



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(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	

22 Castlegrange,
Belfast,
County Antrim, BT5

Asking Price: £294,950

Reeds Rains

reedsrains.co.uk

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Asking Price: £294,950

EPC Rating: C

Main Accomodation

We are delighted to present to the open market this modern three storey end

townhouse.

This fine property is ideally located within this

most sought after and highly regarded of

residential locations.

The property has been well maintained

throughout by its present vendor and offers

bright and spacious accommodation

comprising three generous bedrooms two with

ensuite shower rooms, spacious lounge with

gas fire, modern fitted kitchen with dining and

family area and family bathroom with modern

white suite.

Externally there is a brick paved driveway

to car parking and integral garage with a well

tended enclosed private low maintenance

garden to rear.

Further benefits include gas central heating

and double glazed windows and doors.

This popular residential location offers

excellent convenience to a wide range of

amenities to include Forestside shopping and

retail park. Public transport links for city

commuting with some of the provinces leading

schools also easily accessible.

Properties within this area have a proven track

record for creating strong demand when

presented to the open market. In order to

appreciate the many quality attributes, early

internal appraisal is strongly recommended.

Ideally suitable for young professional or

young family alike.

Accomodation

Front door to entrance hall, alarm panel,

recessed spotlights, LED sensor spotlights to

stairs.

Second Floor

ceramic tiled floor, door to rear garden.

gas boiler, plumbed for washing machine,

mixer taps, range of units, tiled splash back,

Single drainer stainless steel sink unit with

9'5" x 5'3" (2.87m x 1.6m)

Utility Room

floor.

mixer taps and tiled splash back, ceramic tiled

dual flush close coupled WC, vanity unit with

cupbicle with thermostatically controlled shower,

Modern white suite, fully tiled built in shower

11'7" x 10'1" (3.53m x 3.07m)

Bedroom Three

Double glazed French doors to rear garden.

Lower Ground Floor

balcony.

area, double glazed French doors to Juliet

excellent storage and breakfast bar, dining

integrated dishwasher, central island with

hob, stainless steel chimney extractor fan,

stainless steel built in oven and five ring gas

kick board lighting, recessed spotlights,

laminiate work surfaces, concealed lighting, led

excellent range of high and low level units,

mixer taps, stainless steel splash back,

Single drainer stainless steel sink unit with

15'10" x 14'8" (4.83m x 4.47m)

Modern Fitted Kitchen With Dining Area

For full EPC please contact the branch.

Family Bathroom

Velux window.

16'4" x 11'8" (4.98m x 3.56m)

Bedroom Two

recessed low voltage spotlights.

floor, chrome heated towel rail, fully tiled walls,

circular sink unit with mixer taps, ceramic tiled

overhead drencher, close coupled WC, glass

cupbicle with thermostatically controlled shower,

Modern white suite, fully tiled built in shower

15'9" x 15'9" (4.8m x 4.78m)

Spacious Lounge

Stairs to lower ground floor and to first floor.

Built in storage cupboard.

First Floor Landing

Excellent views towards Belfast, recessed

16'4" x 15'9" (4.98m x 4.8m)

Master Bedroom

vanity unit with mixer taps.

ceramic tiled floor, chrome heated towel rail,

flush close coupled WC, fully tiled walls,

shower with overhead rainforest drencher, dual

waterfall mixer taps, thermostatically controlled

Modern white suite, free standing bath,

Landing

Built in airing cupboard.

Slingsby ladder to roof space, fully floored with

light and power.

light and power.

Outside

Brick paved driveway to car parking and

power.

Enclosed private low maintenance garden to

rear, artificial grass, paved patio area,

additional raised paved patio seating area,

shrubs, loose stones, outside light and tap,

boundary fencing.

The Reeds Rains branches at 350 Upper Newtownards Road,

Ballyhackamore, Belfast, N Ireland BT14 3EX, 18 Main Street, Bangor,

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