



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	72
(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	

500 Castlereagh Road,
Belfast,
County Antrim, BT5

Asking Price: £225,000

 **Reeds Rains**

reedsrains.co.uk

500 Castlereagh Road, Belfast, County Antrim, BT5

Asking Price: £225,000

EPC Rating: C

Main Accomodation

We are delighted to present to the open market this attractive red brick semi detached villa, ideally positioned within this most sought after of residential locations.

Internally the property has been extended on the ground floor and offers bright and spacious accommodation comprising, three bedrooms, lounge with wood burning stove and bathroom with white suite. Off particular note is the extended family/dining room open plan to the modern fitted kitchen.

Externally there is an enclosed garden to rear and driveway to ample car parking for four to five cars and detached matching garage.

Further benefits include ground floor cloakroom, gas central heating and double glazed windows and doors.

The property is within walking distance of many leading schools and public transport links for city commuting. Many day to day amenities and the recently rejuvenated Orangefield Park are also only a short stroll away.

Properties within this location have a proven track record for creating strong demand when presented to the open market. Ideally suitable for young family or first time buyer. Early viewing is recommended to appreciate the many quality attributes on offer.

Accomodation

Composite front door, entrance hall, wooden floor, cornice work, recessed low voltage spotlights, under stairs storage, gas boiler.

Ground Floor Cloakroom
Dual flush close coupled WC, wash hand basin, half tiled walls, ceramic tiled floor.

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Outside

Driveway to ample car parking for four/five cars. Detached garage with up and over door, light, power and side access.

Enclosed garden to rear in lawns, paved patio area, outside light and tap.

Lounge
14'7" x 11'6" (4.45m x 3.5m)
Wood burning stove with slate heath, wooden floor, bay window, recessed low voltage spotlights

Extended Family And Dining Room

Wooden floor, built in shelving, recessed low voltage spotlights, velux window, double glazed French doors to rear garden. Open plan to kitchen

Modern Fitted Kitchen

Belfast sink unit with mixer taps, excellent range of low level units with solid wood work surfaces, brick effect tiled splash back, ceramic tiled floor, recessed low voltage spotlights, plumbed for washing machine, integrated dishwasher, Neff stainless steel built in oven, Neff stainless steel built in microwave, central island with ample storage, quartz work surfaces, five ring gas hob, stainless steel chimney extractor fan, wine rack, breakfast bar.

First Floor

Landing
Slingsby ladder to roof space, insulated with light and velux window.

Bedroom One

14'7" x 11'7" (4.45m x 3.53m)
Bay window

Bedroom Two

12'1" x 11'6" (3.68m x 3.5m)

Bedroom Three

7'3" x 6'1" (2.2m x 1.85m)
Wooden floor, built in storage cupboard.

Bathroom

White suite, roll top bath with chrome mixer taps, brick effect splash back, ceramic tiled floor, chrome heated towel rail, semi pedestal

All Measurements are Approximate.

Laser Tape Clause

For full EPC please contact the branch.

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

wash hand basin, low flush WC, recessed spotlights.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.