



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		55
(39-54)	E	36	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

2 Greenwood Park,
Belfast,
County Antrim, BT4

Asking Price: £345,000

 Reeds Rains

reedsrains.co.uk

2 Greenwood Park, Belfast, County Antrim, BT4

Asking Price: £345,000

EPC Rating: F

Main Accommodation

We are delighted to present to the open market this beautifully appointed red brick detached villa, ideally positioned within one of East Belfast's most sought after residential locations.

Internally this extended property offers bright and spacious accommodation arranged over two floors comprising three generous bedrooms, two reception rooms, modern kitchen open plan to ample dining room and newly installed family bathroom with modern white suite.

Further benefits include oil fired central heating, lean to sun room, ground floor cloakroom and double glazed windows and doors. Externally there is a brick pavoured driveway to ample car parking and double garage and well tended gardens to front and side.

This sought after location offers ease of access to Ballyhackamore Village with its wide range of day to day amenities to include popular restaurants and coffee shops. Public transport links for city commuting, George Best City Airport and many of the province's leading schools are also close at hand.

Properties within this location when presented to the open market have a proven track record for creating strong demand. We have no doubt that this property will create an interest when presented to the open market and would strongly encourage early internal appraisal in order to avoid disappointment.

Accommodation

UPVC double glazed front door to recently redecorated entrance hall, newly installed laminate wooden floor, cornice work, under stairs storage.

machine.

Bedroom three
9'5" x 8'1" (2.87m x 2.46m)
Built in robe, cornice work.

Family Bathroom With Modern White Suite

Panelled bath with mixer taps and telephone hand shower, built in shower cubicle with Aqualisa shower, dual flush close coupled WC, vanity unit with mixer taps, heated towel rail,

tiled effect wooden floor, tiled effect PVC wall tiled effect wooden floor, tiled effect PVC wall covering, tongue and groove ceiling, hot press with lagged copper cylinder, immersion heater and storage above.

Outside

Double entrance gates to brick pavoured driveway with ample car parking. Further enclosed parking area to side, access via double entrance gates, ideal for caravan, boat etc or additional car parking. Double garage with twin up and over doors (one remote control), light, power, side access. Utility area to rear, Belfast sink unit, plumbed for washing

Lean To Sun Room

15'8" x 7'7" (4.78m x 2.3m)
Ceramic tiled floor.

Modern Kitchen Open Plan To Dining Room

22' x 12'3" (6.7m x 3.73m)
Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units, concealed lighting, formica work surfaces and tiled splash back, laminate wooden floor, plumbed for dishwasher, pelmet lighting, free standing range, stainless steel chimney extractor fan, breakfast bar, tongue and groove ceiling, ample dining room.

First Floor

Landing

Access to roof space.

Bedroom One

15'5" x 11'5" (4.7m x 3.48m)
Bay window, cornice work.

Bedroom Two

13'7" x 11'4" (4.14m x 3.45m)
Cornice work

Well tended gardens to front and side in lawns, shrubs, flowerbeds. Outside light and tap. Patio area. Walkway to side of property for bin access.

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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.

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