



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	73
England, Scotland & Wales	EU Directive 2002/91/EC	

17 Cherrytree Walk,
Belfast,
County Antrim, BT5

Asking Price: £197,000

 Reeds Rains

reedsrains.co.uk

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EPC Rating: C

Ideally positioned in the heart of Cherryvalley within this highly regarded development is this beautifully appointed first floor apartment.

Benefitting from its own front door, this fine apartment offers bright accommodation comprising two generous bedrooms master with ensuite shower room, spacious lounge with wooden fireplace, fitted kitchen with breakfast/dining area and bathroom with white suite. Externally there are beautifully maintained and mature communal gardens with ample residents car parking.

This sought after development is only a short stroll from the many day to day amenities at Cherryvalley and Kings Square. Public transport links for city commuting, George Best city airport and the popular Comber greenway are all easily accessible. The ever growing buzz of Ballyhackamore village with its popular restaurants and coffee shops is also close at hand.

Properties within this development have a proven track record for creating strong demand when presented to the open market. In order to appreciate the many quality attributes on offer and to avoid disappointment, early internal viewing is strongly recommended.

Accommodation

Front door to entrance hall, built in store. Double doors with glazed inset to lounge. Additional built in airing cupboard and access to roof space.

Spacious Lounge

19'8" x 12'5" (6m x 3.78m)

Wooden fireplace with marble inset and hearth.

Fitted Kitchen

10'3" x 9'5" (3.12m x 2.87m)

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, tiled splash back, built in oven and four ring ceramic hob, extractor fan, plumbed for washing machine, built in store with gas boiler, breakfast/dining area.

Master Bedroom

13'6" x 11' (4.11m x 3.35m)

Excellent range of built in robes with mirrored sliding doors

Ensuite Shower Room

Fully tiled built in shower cubicle, Triton electric shower unit, close coupled WC, pedestal wash hand basin, ceramic tiled floor, half tiled walls.

Bedroom Two

12'2" x 10'3" (3.7m x 3.12m)

Bathroom

White suite, panelled bath with antique style mixer taps and telephone hand shower, tiled splash back, tiled floor, close coupled WC, pedestal wash hand basin, half tiled walls.

Outside

Beautifully maintained private communal gardens in lawns, shrubs and flowerbeds. Communal patio areas. Designated car parking plus additional visitors car parking.

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 Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

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.

For full EPC please contact the branch.