



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	52	54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

16 Ascot Park, Belfast,
County Antrim, BT5

Offers Over: £299,950

 **Reeds Rains**

reedsrains.co.uk

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Offers Over: £299,950

EPC Rating: E

Positioned just off the Knock dual carriageway is the attractive red brick detached family home. Offering a plethora of internal accommodation, whilst equally enjoying an abundance of natural light throughout, this fine property represents superb value for money in today's market. The highly regarded Ballyhackamore Village benefitting from the vast array of shopping facilities, restaurants and attractions is close to hand whilst Belfast city centre.

Solid Wooden Front Door To...

Welcoming Entrance Hall

Solid wooden flooring.

Downstairs Dual Flush W/C

Wash hand basin with chrome mixer tap and tiled splash back. Ceramic tiled flooring.

Drawing Room Open Plan To Raised Dining Area

25'2" / 10'10" (7.67m / 3.3m)

Original fire place with open fire and wooden surround. Parquet wooden flooring. Aspect to rear garden. Wooden door to enclosed rear garden.

Snug

11'10" / 10'10" (3.6m / 3.3m)

Into bay window.

Modern Fitted Kitchen Open Plan To Family Room

17'11" / 11'11" (5.46m / 3.63m)

One bowl sink unit with dual pull out spray tap. Excellent range of high and low level units with wood effect work surfaces and stainless steel door furniture. Integrated four ring electric hob and built in double oven with overhead extractor hood. Integrated dishwasher. Space for fridge / freezer. Partly tiled walls. Casual dining area. Recessed spotlighting. Built in storage cupboard. Wooden door to enclosed rear garden.

Utility Room

9'3" / 8'10" (2.82m / 2.7m)

One bowl sink unit with chrome dual mixer tap. Excellent range of low level units with wood effect work tops and stainless steel door furniture. Plumbed for washing machine. Vented for tumble dryer. Built in larder cupboard. Partly tiled walls. Access to integrated garage.

Integrated Garage

18'7" / 8'2" (5.66m / 2.5m)

With light and power. Oil fired boiler. Double doors to front.

First Floor

Bedroom One

16'8" / 10'10" (5.08m / 3.3m)

Built in mirrored sliding wardrobe.

En-Suite Shower Room

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit. Semi pedestal wash hand basin with chrome mixer tap and tiled splash back. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Extractor fan. Chrome heated towel rail.

Bedroom Two

12'8" / 10'9" (3.86m / 3.28m)

Into bay window.

Bedroom Three

15'2" / 9'4" (4.62m / 2.84m)

Recessed spotlighting.

Bedroom Four

10'9" / 8'3" (3.28m / 2.51m)

White Family Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Fully tiled corner shower cubicle with Mira Sport electric shower unit. Pedestal wash hand basin with chrome dual mixer tap

and tiled splash back. Dual flush w/c. Partly tiled walls. Chrome heated towel rail. Extractor fan.

Landing

Hot press with lagged copper cylinder and storage above. Access to roof space via slingsby ladder.

Outside

Garden area to front in lawn, flower beds, shrubbery, loose stones and paved patio area. Driveway car parking. Side access. Enclosed private easy to maintain garden to rear bordered by fencing and hedging in lawn. uPVC oil tank. Outside tap / light.

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 Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2

For full EPC please contact the branch.

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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.