



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	70
(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	

29 Brentwood Park,
Belfast,
County Antrim, BT5

Offers Over: £170,000

 **Reeds Rains**

reedsrains.co.uk

29 Brentwood Park, Belfast, County Antrim, BT5

Offers Over: £170,000

EPC Rating: C

An impressive extended Semi-Detached home finishing to an exceptionally high standard throughout.

Internally the accommodation is beautifully presented offering deceptively generous accommodation - perfect for those seeking their first home.

Of particular note is the fully floored roof space and large detached garage which allows any new fortunate owner to use as a home gym / office / studio.

This quiet location can be found just off the Ballygowan Road and benefits from local parks, shops and regular public transport links all being within walking distance.

Lisnasharragh Leisure Centre, Forestside Shopping Centre And Retail Park and the many delights within Ballyhackamore Village are also easily accessible.

With many selling points on offer, early consideration to view is strongly encouraged to appreciate this fine home in it's entirety.

Steps To...

Composite Front Door With Glazed Inset To...

Entrance Hall

Under stairs storage with Worcester gas fired boiler. Recessed spotlighting. Parquet laminated wooden flooring.

Lounge Open Plan To Dining Area

20'1" / 16'2" (6.12m / 4.93m)

At widest points. Cast iron wood burning stove with wooden mantle. Ample dining area. Parquet laminated wooden flooring.

Modern Fitted Kitchen

14'7" / 7'9" (4.45m / 2.36m)

One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with laminated work surfaces and stainless steel door furniture. Integrated four ring electric hob and built in double oven with integrated extractor hood. Space for fridge / freezer. Plumbed for washing machine. Integrated dishwasher. Glazed display cabinet. Wine rack. Recessed spotlighting. Parquet laminated wooden flooring. uPVC door to enclosed rear garden.

First Floor

Bedroom One

10'10" / 10'1" (3.3m / 3.07m)

Built in mirrored sliding wardrobe. Laminated wooden flooring.

Bedroom Two

9'1" / 8'10" (2.77m / 2.7m)

Laminated wooden flooring.

Contemporary Bathroom Suite

Comprising panelled bath with chrome water fall dual mixer tap with telephone hand shower and overhead drencher. Shower screen. Floating vanity unit with inset sink and chrome water fall mixer tap. Dual flush w/c. Heated towel rail. Fully tiled walls. Ceramic tiled flooring. Recessed spotlighting. PVC ceiling. Extractor fan.

Fixed Stair Case To Fully Floored Roof Space

21'1" / 17'10" (6.43m / 5.44m)

At widest points. Velux window. Storage in the eaves.

Outside

Garden area to front. Driveway car parking. Side access. Enclosed easy to maintain garden to rear bordered by fencing with patio and lazy lawn. Outside tap / light.

Detached Garage

21'1" / 17'10" (6.43m / 5.44m)

Accessed via roller door and uPVC door. Light and power.

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 Favsco 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.