




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

15 Tudor Dale,
Belfast,
County Antrim, BT4

Guide Price: £169,950

 **Reeds Rains**

reedsrains.co.uk

15 Tudor Dale, Belfast, County Antrim, BT4

Guide Price: £169,950

EPC Rating: D

Enjoying a quiet cul-de-sac location, just off the Holywood Road is this excellent semi detached home.

Internally offers bright and easy to maintain accommodation throughout, perfect for those seeking their first home.

Local shops, parks, regular public transport links and Sydenham railway halt are all within walking distance whilst both Belmont & Ballyhackamore Villages are also close to hand.

Tesco Superstore at Knocknagoney, Holywood Exchange and Retail Park also a short drive away. Belfast City Centre is also easily accessible for the city commuter.

Early internal inspection comes strongly recommended.

Steps to...

Covered Entrance Porch

uPVC front door with glazed inset to...

Entrance Hall

Laminated wooden flooring.

Lounge Open Plan To Dining Area

26'2" / 11'7" (7.98m / 3.53m)

At widest points. Feature fireplace with open fire and wooden surround. Under stairs storage with gas fired boiler. Ample dining area. Laminated wooden flooring.

High Gloss Modern Fitted Kitchen

11'2" / 6'7" (3.4m / 2m)

One 1/4 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and wood effect work surfaces. Space for cooker and

integrated extractor hood. Plumbed for washing machine. Space for fridge / freezer. Part PVC panelled walls. uPVC door to enclosed rear garden.

First Floor

Bedroom One

12'5" / 8'4" (3.78m / 2.54m)

Built in double wardrobe. Laminated wooden flooring.

Bedroom Two

11'1" / 8'5" (3.38m / 2.57m)

Built in double wardrobe. Laminated wooden flooring.

Bedroom Three

8'4" / 6'2" (2.54m / 1.88m)

Built in storage. Laminated wooden flooring.

White Bathroom Suite

Comprising panelled bath with chrome mixer tap. Triton electric shower unit. Shower screen. Pedestal wash hand basin with chrome mixer tap. Dual flush w/c. Fully tiled walls.

Landing

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

Outside

Patio garden to front. Ample driveway car parking. Side access. Enclosed, private easy to maintain garden to rear. Outside tap / light.

Detached Garage

16'11" / 8'2" (5.16m / 2.5m)

With up & over 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 Favscos 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.