



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

2 Strandburn Drive,
Belfast,
County Antrim, BT4

Guide Price: £119,950

 **Reeds Rains**

reedsrains.co.uk

2 Strandburn Drive, Belfast, County Antrim, BT4

Guide Price: £119,950

EPC Rating: D

Enjoying a hugely convenient residential location is this fantastic Semi-Detached home within popular Sydenham area of East Belfast.

Local parks, shops, regular public transport links vis bus & rail are all within walking distance whilst both Belmont and Ballyhackamore Villages are close to hand.

For those whom commute daily, Belfast City Centre and the surrounding towns are also easily accessible.

The property itself will require some cosmetic updating however we believe, represents a fantastic opportunity for either a first time buyer or investor alike.

Early internal inspection comes strongly recommended.

Covered Entrance Porch

uPVC front door with glazed inset to...

Entrance Hall

Under stairs storage. Laminated wooden flooring.

Lounge Open Plan To Dining Area

19'11" / 9'6" (6.07m / 2.9m)

Feature fireplace with tiled hearth. Built in shelving. Double doors to...

Modern Fitted Kitchen

15'10" / 8'9" (4.83m / 2.67m)

One 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. Integrated four ring electric hob and built in oven with chimney extractor hood. Plumbed for washing machine. Space for fridge / freezer. Partly tiled walls. Ceramic tiled flooring. Breakfast bar. uPVC door to enclosed

rear yard.

First Floor

Bedroom One

9'9" / 8'9" (2.97m / 2.67m)

Bedroom Two

9'8" / 8'11" (2.95m / 2.72m)

Bedroom Three

6'6" / 5'8" (1.98m / 1.73m)

Bathroom

White suite comprising panelled bath with chrome mixer tap. Redring electric shower unit. Pedestal wash hand basin with chrome mixer tap. Dual flush w/c. Fully tiled walls. Tongue and groove ceiling.

Landing

Built in storage cupboard with shelving and Worcester gas fired boiler. Access to roof space.

Outside

Forecourt to front in loose stones. Enclosed yard to rear.

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.