


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

41 Denornton Park,
Belfast,
County Antrim, BT4

Asking Price: £274,950

 **Reeds Rains**

reedsrains.co.uk

41 Denorrton Park, Belfast, County Antrim, BT4

Asking Price: £274,950

EPC Rating: D

We are delighted to present to the open market this well presented semi detached villa.

Internally the property offers bright accommodation arranged over two floors and comprises three bedrooms, two separate reception rooms, kitchen with breakfast area and shower room with modern white suite. Further benefits include gas central heating, bathroom with white suite and double glazed windows and doors. Externally there is a driveway to ample car parking and detached matching garage and private low maintenance enclosed garden to rear.

This property is only a short stroll from the ever growing buzz of the Belmont Road with its wide range of amenities to include popular restaurants and coffee shops. Many of the provinces leading schools, George Best City Airport and public transport links for city commuting are all easily accessible.

We have no doubt that this fine property will create an interest when presented to the open market. To appreciate the many quality attributes on offer, early internal appraisal is strongly recommended.

Accommodation

Composite front door to entrance porch, ceramic tiled floor. Inner front door with frosted glass inset, entrance hall, ceramic tiled floor, under stairs storage with gas boiler. Double doors with glazed inset to Lounge

Spacious Through Lounge Dining Room

25'5" x 12'4" (7.75m x 3.76m)

Wooden fireplace with tiled inset and hearth, wooden floor, ample dining area, double

glazed sliding patio door to rear garden.

Family Room

11'6" x 10'7" (3.5m x 3.23m)

Hole in wall fireplace, slate hearth and timber mantle

Kitchen

14'6" x 10'7" (4.42m x 3.23m)

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, brick effect tiled splash back, concealed lighting, ceramic tiled floor, recessed spotlights, plumbed for washing machine, wine rack, space for free standing range, stainless steel chimney extractor fan, breakfast area, uPVC double glazed back door.

First Floor

Bedroom One

11'7" x 11'6" (3.53m x 3.5m)

Laminate wooden floor

Bedroom Two

15'5" (4.7) at widest x 10'3" (3.12)

Bedroom Three

12'4" x 6'2" (3.76m x 1.88m)

Laminate wooden floor

Bathroom

White suite, panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin, PVC wall covering, tongue and groove ceiling, tiled effect wooden floor.

Shower Room With Modern White Suite

Fully tiled built in shower cubicle with electric shower unit, semi pedestal wash hand basin with mixer taps, fully tiled walls, ceramic tiled floor, dual flush close coupled WC, tongue and groove ceiling.

Outside

Tarmac driveway to car parking and detached garage, up and over door.

Enclosed private low maintenance garden to rear, loose stones, shrubs, boundary wall and fencing, patio area, outside light and tap, artificial grass area.

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 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.

For full EPC please contact the branch.