



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The Close, Erinvale, Finaghy, Belfast, Co Down, BT10

**Offers in the region of: £175,000 Leasehold**

Reeds Rains

reedsrains.co.uk

The Close, Erinvale, Finaghy, Belfast, Co Down, BT10  
Offers in the region of: £175,000 Leasehold

Council Tax Band:  
EPC Rating: D

A most attractive and well presented semi-detached villa pleasantly situated in this much admired and highly sought after area of Erinvale, close to many local shops and amenities within Finaghy village, excellent transport routes to further afield.

Up and over door, oil fired boiler.

**Gardens**

Enclosed and private to rear with part lawns, oil storage tank.

**Driveway/ Car parking**

To side, front gardens.

**Entrance Hall**

Wooden flooring

**Lounge**

14'2" x 12'5" (4.32m x 3.78m)

Feature fireplace, laminate flooring

**Modern Fitted Kitchen/ Dining**

17'1" x 11'1" (5.2m x 3.38m)

Extensive range of high and low level units, feature island unit, single drainer stainless steel sink unit, built-in washing machine, ceramic hob and electric oven over head extractor fan, integrated slim line dishwasher, laminate flooring

**Landing**

Built-in hot press.

**Bedroom 1**

12' x 9'6" (3.66m x 2.9m)

Laminate flooring

**Bedroom 2**

10'9" x 9'3" (3.28m x 2.82m)

Range of robes.

**Bedroom 3**

9'11" x 7'3" (3.02m x 2.2m)

**Bathroom**

White suite comprising panelled bath, wash hand basin, low level WC, electric shower unit, wall and floor tiling.

**Detached Garage**

20'8" x 10'11" (6.3m x 3.33m)

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 Favscio 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.

