



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

13 Kings Road,
Belfast,
County Antrim, BT5

Asking Price: £595,000

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £595,000

EPC Rating: D

We are delighted to present to the open market this beautifully appointed semi-detached villa dating back to 1886.

Accommodation

Front door to entrance porch, inner front door to reception hall, black and white ceramic tiled floor, cornice work, ceiling rose, original corbels, cast iron radiator.

Ground Floor Cloakroom

High Flush WC, wash hand basin with tiled splash back, ceramic tiled floor.

Drawing Room

19' x 11'1" (5.8m x 3.38m)

Original fireplace with cast iron and tiled inset and slate hearth, back boiler. Cornice work, ceiling rose, bay window.

Dining Room

16'3" x 10'7" (4.95m x 3.23m)

Original fireplace with cast iron and tiled inset and tiled hearth. Cornice work, ceiling rose, bay window, laminate wooden floor, double doors to family room.

Family Room

11'2" x 11' (3.4m x 3.35m)

Cornice work, laminate wooden floor, squared arch to kitchen.

Modern Fitted Kitchen

18'6" x 11' (5.64m x 3.35m)

Belfast sink unit with stainless steel spray mixer tap, excellent range of high and low level units with granite work surfaces and upstand, glazed display cabinets, concealed lighting, stainless steel double built in oven and five ring gas hob, extractor fan, ceramic tiled floor, central island with sink, granite work surfaces and breakfast bar, recessed low voltage spotlights, integrated dishwasher, integrated fridge freezer, velux windows, sliding bi-folding door to rear garden.

Utility Room

8'2" x 5'1" (2.5m x 1.55m)

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, ceramic tiled floor.

First Floor

Landing

Access to Roof Terrace

Luggage Room

6'9" x 4'3" (2.06m x 1.3m)

Walk in airing cupboard.

Master Bedroom

17'6" x 11'2" (5.33m x 3.4m)

Cornice work, ceiling rose

Dressing Room

11'3" x 6'4" (3.43m x 1.93m)

Bedroom Two

12'10" x 11'3" (3.9m x 3.43m)

Original black cast iron fireplace, slate hearth, cornice work, ceiling rose, laminate wooden floor, dual aspect.

Family Bathroom

With modern white suite, original cast iron roll top bath with chrome mixer taps and telephone hand shower, fully tiled built in shower cubicle with thermostatically controlled shower and overhead rainforest drencher, cornice work, chrome heated towel rail, high flush WC, twin pedestal wash hand basins, half tiled walls with Milton tiles.

Second Floor

Bedroom Three

12'10" x 10'7" (3.9m x 3.23m)

Laminate wooden floor, velux window

Bedroom Four

10'6" x 10'6" (3.2m x 3.2m)

Laminate wooden floor, velux window

Bedroom Five

12'5" x 10'7" (3.78m x 3.23m)

Velux window

Bedroom Six

10'5" x 10'5" (3.18m x 3.18m)

Velux window

Bathroom

White suite, panelled bath with mixer taps and telephone hand shower, tiled splash back, close couple WC, pedestal wash hand basin, half tiled walls, velux window.

Outside

First floor roof terrace, accessed from first floor landing, timber decking, south facing, light and aspect over rear garden.

Well maintained garden to front in lawns,

For full EPC please contact the branch.

shrubs, mature trees, raised flowerbeds.

Enclosed private well tended garden to rear, lawns, shrubs, flowerbeds, extensive brick paved patio area, additional porcelain cobbled patio area with built in seating and lighting, feature slate wall to rear of patio area, outside power points, outside censor lights and tap, store room/workshop with light and power, original two storey outbuilding with light and power, ideal for other uses subject to relevant consents,

Remote double entrance gates to tarmac driveway with ample car parking and turning area. Brick pavioured border detail. Double wooden gates with original arch to rear garden.

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.