



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

550C Upper Newtownards Road,
Belfast,
County Antrim,
BT4

Asking Price: £450,000

 **Reeds Rains**

reedsrains.co.uk

550C Upper Newtownards Road, Belfast, County Antrim, BT4

Asking Price: £450,000

EPC Rating: E

Accessed via a private laneway is this very unique detached property occupying a large and secluded site.

Positioned just off the Upper Newtownards Road, this superb home falls within close proximity to a wealth of day to day amenities and attractions.

The grounds of Stormont Estate, the vibrant Ballyhackamore Village, regular public transport links and Comber Greenway are only some of the many noteworthy attractions close by.

This excellent address also falls within the catchment area to a superb array of schooling for all ages and Belfast City Centre and the surrounding towns are easily accessible for those whom commute daily.

550C offers a plethora of internal accommodation all on the one level that can be adaptable to ones needs. Albeit in need of general updating / modernisation throughout, this fantastic home extends to just below 2500 square feet.

Built in the circa 1980's this particular property is a rare and unique acquisition in today's market and giving the exclusive aspect, deceptively generous site and sizeable accommodation on offer this will no doubt create immediate interest.

Dining Hall

29'8" / 10'6" (9.04m / 3.2m)

At widest points. Large built in cloak cupboard. Hot press with lagged copper cylinder and storage above. Vaulted pine ceiling. Sliding door to garden.

Covered Entrance Porch

Outside light. uPVC front door with glazed inset and side panel to...

Lounge

25 / 17'11" (25 / 5.46m)

Feature fireplace with wooden surround and tiled hearth.

Fitted Kitchen Open Plan To Dining Area

19'10" / 11'10" (6.05m / 3.6m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica work surfaces. Integrated four ring electric hob and integrated extractor hood. Separate built in double oven. Partly tiled walls. Ample dining area.

Family Room

11'10" / 11'10" (3.6m / 3.6m)

Master Bedroom

18 / 17'3" (18 / 5.26m)

At widest points.

En-Suite Shower Room

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit and telephone hand shower. Pedestal wash hand basin with mixer tap. Low flush w/c. Fully tiled walls.

Bedroom Two

11'10" / 10'5" (3.6m / 3.18m)

Bedroom Three

11'11" / 10'6" (3.63m / 3.2m)

Bedroom Four

11'10" / 10'5" (3.6m / 3.18m)

Bathroom

Coloured suite comprising panelled bath with

chrome dual mixer tap and telephone hand shower. Fully tiled corner shower cubicle with thermostatically controlled shower unit and telephone hand shower. Pedestal wash hand basin with mixer tap. Low flush w/c. Bidet. Fully tiled walls.

Rear Hall

Ceramic tiled flooring.

Utility Room

11'2" / 7'9" (3.4m / 2.36m)

One bowl sink unit with chrome dual mixer tap. Range of low level units. Plumbed for washing machine. Space for fridge / freezer. Ceramic tiled flooring.

Low Flush W/C

Wash hand basin with mixer tap. Ceramic tiled flooring. Fully tiled walls.

Integrated Garage

23'5" / 11'5" (7.14m / 3.48m)

For full EPC please contact the branch.

With up and over door. Light and power. Oil fired boiler.

Outside

Ample driveway car parking to front side and rear. Well tended garden area to side bordered by mature trees in lawn, flower beds, shrubbery and patio area. Large private garden area to rear in lawn, flowers beds and mature trees. Outside tap / light. uPVC oil tank.

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.

Floorplan Clause