



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

85 Ardenvohr Street,
Belfast,
County Antrim, BT6

Asking Price: £119,950

 **Reeds Rains**

reedsrains.co.uk

85 Ardenvohr Street, Belfast, County Antrim, BT6

Asking Price: £119,950

EPC Rating: D

Situated just off the Woodstock Road in East Belfast we present to the open market this attractive red brick mid terrace property.

Enjoying bright and easy to maintain accommodation this fine property will be of particular appeal to those seeking their first home or investor alike.

The location of this fine home is hugely desirable as an abundance of day to day amenities and attractions on the Woodstock Road / Cregagh Road are all within walking distance.

Belfast City Centre is also close to hand for those whom commute on a daily basis whilst the vibrant Ballyhackamore Village is also close by.

Early internal inspection is strongly recommended.

Covered Entrance Porch

uPVC front door to...

Entrance Hall

Laminated wooden flooring.

Lounge Open Plan To Dining Area

24'3" / 10'4" (7.4m / 3.15m)

At widest points. Into bay window. Wall mounted feature fireplace. Ample dining area. Laminated wooden flooring. Under stairs storage.

Modern Fitted Kitchen

13'4" / 6'10" (4.06m / 2.08m)

One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and formica work surfaces. Integrated four ring

electric hob and built in oven with extractor hood. Plumbed for washing machine. Space for fridge / freezer. Partly tiled walls. Ceramic tiled flooring. uPVC door to enclosed rear yard.

First Floor

Bedroom One

12'4" / 10'8" (3.76m / 3.25m)

Laminated wooden flooring.

Bedroom Two

10'5" / 8'5" (3.18m / 2.57m)

Laminated wooden flooring.

White Bathroom Suite

Comprising ceramic tiled panelled bath with chrome dual mixer tap. Mira electric shower unit. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. PVC ceiling.

Landing

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

Outside

Forecourt to front. Enclosed yard to rear. Outside tap / light.

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.