



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

4 Nendrum Gardens,
Belfast,
County Antrim, BT5

Asking Price: £249,950

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £249,950

EPC Rating: D

We are delighted to present to the open market this attractive red brick semi detached villa.

Internally the property has been extended on the ground floor and offers bright accommodation comprising three bedrooms, lounge with fireplace, bathroom with modern white suite and of particular note is the extended family and dining room open plan to the modern fitted kitchen. Further benefits include gas central heating, double glazed windows and doors and ground floor cloakroom.

Externally there is a driveway to car parking and detached garage with an enclosed garden to rear.

This property is only a short distance from Ballyhackamore village with its many day to day amenities to include popular restaurants and coffee shops. Many of the provinces leading schools and public transport links for city commuting are also easily accessible.

We have no doubt that this 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

uPVC double glazed front door and side panel to entrance hall, recessed spotlights, under stairs storage.

Ground Floor Cloakroom

White suite, wash hand basin with mixer taps, ceramic tiled floor, dual flush close coupled WC, recessed spotlights, chrome heated towel rail.

Lounge

13'9" x 12'1" (4.2m x 3.68m)

Fireplace with marble inset and hearth, electric fire, bay window, recessed spotlights.

Extended Family And Dining Room Open Plan To Modern Fitted Kitchen

23'4" (7.1) x 17'2" (5.23) At Widest

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, formica work surfaces and upstand, tiled effect wooden floor, recessed spotlights, stainless steel built in oven and four ring gas hob, stainless steel chimney extractor fan, integrated fridge freezer, wine fridge, ample dining area, double glazed French doors to rear garden.

Utility Room

Range of units, plumbed for washing machine, ceramic tiled floor, gas boiler

First Floor

Landin

Access to roof space

Bedroom One

13'9" x 10'6" (4.2m x 3.2m)

Bay window

Bedroom Two

11' x 10'5" (3.35m x 3.18m)

Bedroom Three

7'8" x 7'2" (2.34m x 2.18m)

Bathroom

Modern white suite, panelled bath with mixer taps and telephone hand shower, tiled splash back, ceramic tiled floor, pedestal wash hand basin with mixer taps, dual flush close coupled WC, chrome heated towel rail, recessed spotlights.

Outside

Driveway to car parking. Detached garage, double doors, light and power.

Front garden in lawns.

Enclosed garden to rear, extensive timber decking area, shrubs, boundary fencing, outside light and tap.

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.

For full EPC please contact the branch.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.