



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

5 Edenvale Crescent,
Belfast,
County Antrim, BT4

Offers Over: £210,000

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

5 Edenvale Crescent, Belfast, County Antrim, BT4

Offers Over: £210,000

EPC Rating: E

Edenvale Crescent is a much admired and highly sought after residential location in East Belfast.

Ideally nestled between both Belmont & Ballyhackamore Villages benefitting from the vast array of shopping facilities, restaurants, eateries and attractions on offer.

Regular public transport links and the main arterial routes / outer ring ensure ease of access to Belfast City Centre and the surrounding towns for those whom commute daily.

No 5 Edenvale Crescent is a beautifully presented semi-detached home finished to an exceptionally high standard throughout.

Of particular note is the large, enclosed private rear garden area which is ideal to enjoy in the Spring / Summer months ahead.

An ideal acquisition for a wide range of prospective buyers - early internal inspection is advised.

Covered Entrance Porch

uPVC front door to...

Entrance Hall

Laminated wooden flooring. uPVC door to enclosed rear garden.

Downstairs Dual Flush W/C

Wash hand basin with chrome dual mixer tap and tiled splash back. Extractor fan. Laminated wooden flooring.

Lounge

17'10" / 9'7" (5.44m / 2.92m)

Feature fireplace with electric wood burning stove. Laminated wooden flooring.

Stunning Fitted Kitchen Open Plan To Dining Area

16'11" / 8'6" (5.16m / 2.6m)

At widest points. One and 1/4 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with wood effect work surfaces and stainless steel door furniture. Integrated four ring electric hob and built in oven with chimney extractor hood. Integrated fridge / freezer. Integrated washing machine. Integrated dishwasher. Partly tiled walls. Part ceramic tiled flooring. Recessed spotlighting. Part laminated wooden flooring. Ample dining area.

First Floor

Bedroom One

10'11" / 8'7" (3.33m / 2.62m)

Bedroom Two

9'7" / 8'3" (2.92m / 2.51m)

Bedroom Three

12'11" / 9'1" (3.94m / 2.77m)

At widest points. Built in double wardrobe.

Contemporary White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Triton electric shower unit. Shower screen. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Heated towel rail. Recessed spotlighting. Extractor fan.

Landing

Access to roof space.

Outside

Well tended garden area to front in lawn and shrubbery. Side access. Enclosed private garden to rear bordered by fencing and hedging in lawn, patio and feature deck area. Boiler house with oil fired boiler. uPVC oil tank.

Outside tap / light.

Detached Garage

Up & over door.

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

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

For full EPC please contact the branch.