



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

106 Abetta Parade,
Belfast,
County Antrim, BT5

Guide Price: £115,000

 **Reeds Rains**

reedsrains.co.uk

106 Abetta Parade, Belfast, County Antrim, BT5

Guide Price: £115,000

EPC Rating: C

Enjoying a prominent position within the heart of Bloomfield is this fantastic end terrace property.

Local parks, shops, and regular public transport links are all a short stroll away whilst both Ballyhackamore Village and Connswater Shopping Centre and Retail Park are also close to hand.

For the daily commuter Belfast City Centre is also easily accessible.

Internally offers bright and easy to maintain accommodation throughout, perfect for those seeking their first home.

Early inspection is encouraged.

Covered Entrance Porch

uPVC front door with glazed inset to...

Entrance Hall

Ceramic tiled flooring.

Lounge

12'4" / 11 (3.76m / 11)

Laminated wooden flooring.

Fitted Kitchen Open Plan To Dining Area

14 / 7'3" (14 / 2.2m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica work surfaces and stainless steel door furniture. Space for cooker. Plumbed for washing machine. Space for fridge / freezer. Partly tiled walls. Under stairs storage. uPVC door to enclosed rear yard.

First Floor

Bedroom One

11'2" / 10'7" (3.4m / 3.23m)

Built in wardrobe with gas fired boiler. Laminated wooden flooring.

Bedroom Two

8'10" / 8'1" (2.7m / 2.46m)

Built in wardrobe. Laminated wooden flooring.

Shower Room

White suite comprising PVC panelled corner shower cubicle with thermostatically controlled shower unit. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. PVC panelled walls and ceiling. Recessed spotlighting.

Landing

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 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 Favscio 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.