



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

24 Cameronian Drive,
Belfast,
County Antrim, BT5

Offers in the region of:
£225,000

 Reeds Rains

reedsrains.co.uk

24 Cameronian Drive, Belfast, County Antrim, BT5

Offers in the region of: £225,000 To be advised

EPC Rating: D

Enjoying a very popular and highly sought after residential address is this attractive red brick semi-detached home.

This very desirable location falls within close proximity to an excellent selection of schooling for all ages whilst Belfast City Centre and the surrounding towns are easily accessible for the daily commuter.

Local shops, parks, churches and regular public transport links are all a short stroll away whilst the vibrant Ballyhackamore Village, Tesco Superstore at Castlereagh & Lidl Castlereagh are also close by.

Enjoying a private outlook to front this fantastic home will appeal to a whole range of prospective buyers, particularly those with a growing family.

Of particular note is the large, private garden area to the rear - perfect for outdoor entertaining and a secure area for children to play.

All in all, a superb home boasting many selling points throughout. Early consideration to view is advised.

uPVC Front Door With Glazed Inset To...

Entrance Hall

Under stairs storage. Ceramic tiled flooring.

Downstairs W/C

Wash hand basin with mixer tap. Built in shelving.

Lounge

11'3" / 10'11" (3.43m / 3.33m)

Original fireplace. Cornice work.

Family Room Open Plan To Dining Area

18'5" / 10'11" (5.61m / 3.33m)

Original tiled fireplace. Ample dining area.

Picture window to rear.

Fitted Kitchen

12'4" / 7'6" (3.76m / 2.29m)

One and 1/4 bowl sink unit with dual mixer tap. Excellent range of high and low level units with formica work surfaces. Space for cooker and integrated extractor hood. Plumbed for washing machine. Plumbed for dishwasher. Space for fridge. Space for freezer. Fully tiled walls. Glazed display cabinet. Wooden door to side.

First Floor

Bedroom One

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

Built in mirrored sliding wardrobe. Laminated wooden flooring.

Bedroom Two

10'10" / 9'7" (3.3m / 2.92m)

Built in double wardrobe. Laminated wooden flooring.

Bedroom Three

11'2" / 7'4" (3.4m / 2.24m)

Laminated wooden flooring.

Bathroom Suite

Comprising wooden panelled bath with mixer tap. Electric Redring shower unit. Pedestal wash hand basin with chrome mixer tap. Low flush w/c. Fully tiled walls. Pine ceiling. Hot press with lagged copper cylinder and storage above.

Landing

Access to roof space.

Fully Floored Roof Space

12'5" / 10'7" (3.78m / 3.23m)

Storage in the eaves. Laminated wooden

flooring. Velux window.

Outside

Well tended garden to front in lawn and flower beds. Ample driveway car parking. Side access. Enclosed private rear garden bordered by fencing & hedging in lawn, paved patio area, shrubbery, flower beds and mature trees. Outside tap / light. uPVC oil tank.

Garage

19'5" / 9'3" (5.92m / 2.82m)

At widest points. Accessed via double doors.

Light & power. Oil fired boiler.

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.

For full EPC please contact the branch.

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.