




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

16 Devon Drive,  
Belfast,  
County Antrim, BT4

**Asking Price: £90,000**

 **Reeds Rains**

reedsrains.co.uk



16 Devon Drive, Belfast, County Antrim, BT4

**Asking Price: £90,000**

EPC Rating: D

Situated within the very popular Sydenham area of East Belfast is this excellent mid terrace property.

Offering easy to maintain accommodation throughout, this superb property is perfect for those seeking their first home or investment opportunity alike as it is likely to obtain circa £650 / £700 per calendar month.

Local shops, parks, churches & regular public transport links via bus and rail are all within walking distance whilst both the highly regarded Belmont & Ballyhackamore Villages are close to hand.

Belfast City Centre is also easily accessible for those whom commute daily.

**uPVC Front Door With Glazed Inset To...**

#### **Lounge**

13'10" / 10'4" (4.22m / 3.15m)

Recessed spotlighting.

#### **Fitted Kitchen Open Plan To Casual Dining Area**

13'10" / 9'2" (4.22m / 2.8m)

At widest points. One bowl sink unit with chrome mixer tap. Excellent range of high and low level units with formica work surfaces and stainless steel door furniture. Integrated four ring ceramic hob and built in oven with integrated extractor hood. Plumbed for washing machine. Space for fridge. Gas fired boiler. Wooden door to enclosed rear yard.

#### **Rear Hall**

Built in storage cupboard. Ceramic tiled flooring. Wooden door to enclosed rear yard.

#### **White Bathroom Suite**

Comprising panelled bath with chrome dual

mixer tap and telephone hand shower. Pedestal wash hand basin with chrome mixer tap and tiled splash back. Low flush w/c. Partly tiled walls. Ceramic tiled flooring. Extractor fan. Access to roof space.

#### **First Floor**

##### **Bedroom One**

13'10" / 10'4" (4.22m / 3.15m)

At widest points.

##### **Bedroom Two**

9'3" / 8 (2.82m / 8)

#### **Landing**

Access to roof space.

#### **Outside**

Enclosed court yard to rear. Outside tap / light.

For full EPC please contact the branch.

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.