



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

8 Mount Merrion Gardens,
Belfast,
County Antrim, BT6

Guide Price: £219,950

 **Reeds Rains**

reedsrains.co.uk

8 Mount Merrion Gardens, Belfast, County Antrim, BT6

Guide Price: £219,950

EPC Rating: D

A stunning red brick Semi-Detached home enjoying a hugely convenient and popular residential location.

Ideally situated just off Mount Merrion Avenue this fantastic property falls within walking distance to local shops, eateries and regular public transport links.

Belfast City Centre and the surrounding towns are easily accessible for the daily commuter whilst the vast array of shopping facilities on the highly regarded Cregagh Road are also close by.

The property itself offers bright and very well presented accommodation throughout, ideal for a wide range of prospective buyers in today's market.

Of particular note is the private rear garden area in lawn, decking and patio - a perfect space to enjoy outdoor entertaining in the Spring / Summer months.

All in all a fantastic home that simply must be viewed internally to appreciate the many selling points on offer.

Covered Entrance Porch

Composite front door with glazed inset and side panel to...

Entrance Hall

Oak engineered parquet wooden flooring. Under stairs storage with Worchester gas fired boiler.

Lounge Open Plan To Dining Area

24'8" / 9'10" (7.52m / 3m)

Into 1/2 bay window. Cast iron wood burning stove. Oak engineered parquet wooden flooring. Recessed spotlighting. uPVC French

doors to enclosed rear garden.

Stunning Shaker Style Fitted Kitchen

13'2" / 6'3" (4.01m / 1.9m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with wood effect work surfaces and up stand. Stainless steel door furniture. Integrated four ring electric hob and built in oven with extractor hood. Plumbed for washing machine. Integrated dishwasher. Space for fridge / freezer. Recessed spotlighting. Ample dining area. Oak engineered parquet wooden flooring.

First Floor

Bedroom One

10'10" / 10'1" (3.3m / 3.07m)

Bedroom Two

11 / 10'2" (11 / 3.1m)

Bedroom Three

6'9" / 6'5" (2.06m / 1.96m)

White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Electric shower unit. Shower screen. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Recessed spotlighting. Extractor fan. Built in storage with shelving.

Landing

Access to roof space.

Outside

Ample driveway car parking to front. Side access. Enclosed private easy to maintain rear garden bordered by fencing in lawn, flower beds, shrubbery, paved patio area and feature deck area. Garden shed. Outside tap / light.

Garage

15'2" / 8'7" (4.62m / 2.62m)

With up and over door. 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 Carrmonee 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.