



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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	74
England, Scotland & Wales		EU Directive 2002/91/EC	

83 Larkfield Road,  
Belfast,  
County Antrim, BT4

**Offers Over: £139,950**

 **Reeds Rains**

reedsrains.co.uk

83 Larkfield Road, Belfast, County Antrim, BT4

**Offers Over: £139,950**

EPC Rating: C

Enjoying a very prominent position within the heart of Sydenham is this attractive red brick mid terrace property.

Boasting bright and beautifully presented accommodation throughout, this fantastic home is perfect for those seeking their first step onto the property ladder.

Local shops, parks, regular public transport links via bus and rail are all within walking distance whilst Holywood Exchange & Retail Park and Tesco Superstore at Knocknagoney are a short drive away.

Both Belmont and Ballyhackamore Villages benefitting from the vast array of amenities, eateries and attractions are also close to hand.

Early internal inspection comes strongly recommended.

**uPVC front door with glazed inset to...**

#### **Welcoming Entrance Hall**

Exposed timber flooring. Under stairs storage.

#### **Lounge Open Plan To Dining Area**

19'10" / 14'11" (6.05m / 4.55m)

At widest points. Exposed brick fireplace.

Exposed timber flooring.

#### **Stunning Fitted Kitchen**

9'8" / 7'11" (2.95m / 2.41m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with wood effect work surfaces. Space for cooker and chimney extractor hood. Plumbed for washing machine. Space for fridge / freezer. Partly tiled walls. Access to roof space. uPVC door to enclosed rear garden.

#### **First Floor**

##### **Bedroom One**

14'7" / 9'8" (4.45m / 2.95m)

At widest points. Exposed timber flooring.

##### **Bedroom Two**

9'9" / 8'10" (2.97m / 2.7m)

Built in storage with Worcester gas fired boiler.

##### **Bathroom**

White suite comprising panelled bath with chrome dual mixer tap. Triton electric shower unit. Shower screen. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Chrome heated towel rail. Extractor fan.

##### **Landing**

Access to roof space. Partially floored with light and power.

##### **Outside**

Well tended garden to front in lawn and shrubbery. Enclosed garden to rear bordered by fencing and hedging in lawn and shrubbery. Outside tap / light.

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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.