



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>	69	72
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

9 Strandburn Drive,  
Belfast,  
County Antrim, BT4

**Guide Price: £125,000**

 **Reeds Rains**

reedsrains.co.uk

## 9 Strandburn Drive, Belfast, County Antrim, BT4

**Guide Price: £125,000**

EPC Rating: C

This excellent mid terrace property boasts bright and very generous accommodation throughout, perfect for those seeking their first step onto the property ladder.

This fine home benefits from a double storey extension, new roof, new gas fired central heating and new uPVC double glazed windows.

Positioned within a very popular residential location this fine home falls within walking distance to local shops, parks and regular public transport links.

Furthermore the many day to day amenities, attractions and shopping facilities within both Belmont and Ballyhackamore Villages are close by.

Belfast City Centre and the surrounding towns are also easily accessible for the daily commuter.

This superb home must be viewed to appreciate the many selling points on offer.

### **uPVC Front Door With Glazed Inset And Side Panel To...**

#### **Entrance Hall**

Under stairs storage. Laminated wooden flooring.

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

19'10" / 9'7" (6.05m / 2.92m)

Feature fireplace with electric fire inset. Laminated wooden flooring.

#### **Modern Fitted Kitchen**

17'8" / 7'8" (5.38m / 2.34m)

At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of high

and low level units with stainless steel door furniture and wood effect work surfaces. Integrated four ring electric hob and built in oven with chimney extractor hood. Plumbed for washing machine. Space for fridge / freezer. Built in storage with gas fired boiler. Partly tiled walls. Laminated wooden flooring. Recessed spotlighting. Under stairs storage. uPVC door to enclosed rear yard.

### **First Floor**

#### **Bedroom One**

9'10" / 9 (3m / 9)

#### **Bedroom Two**

9'8" / 8'11" (2.95m / 2.72m)

#### **Bedroom Three**

6'8" / 5'8" (2.03m / 1.73m)

#### **Luxury White Bathroom Suite**

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. PVC panelled corner shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Vanity unit with inset sink and chrome dual mixer tap with tiled splash back. Dual flush w/c. Chrome heated towel rail. Partly tiled walls. Laminated wooden flooring. Extractor fan.

#### **Landing**

Large built in storage cupboards. Access to roof space via slingsby ladder.

#### **Outside**

Forecourt to front. Enclosed yard to rear. Outside tap / light.

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 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.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor,

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)