


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

24 Marmont Crescent,
Belfast,
County Antrim, BT4

Offers Over: £235,000

 **Reeds Rains**

reedsrains.co.uk

24 Marmont Crescent, Belfast, County Antrim, BT4

Offers Over: £235,000

EPC Rating: C

Enjoying a quiet cul de sac location within a much admired residential area is this beautiful Semi-Detached home.

Finished to a most exacting standard, no expense has been spared to the finish of this superb home.

Of particular note is the extended, stunning handcrafted fitted kitchen open plan to dining / living area - the centre point of this wonderful property.

This quiet location falls within close proximity to regular public transport links, local parks and Tesco Superstore at Knocknagoney.

In addition, this popular address falls within the catchment area to a superb selection of schools for all ages.

Boasting many selling points throughout, early internal inspection is strongly encouraged to avoid disappointment.

Steps to...

Solid Wooden Front Door With Glazed Inset To...

Entrance Hall

Solid parquet wooden flooring. Recessed spotlighting. Under stairs storage.

Lounge

16'5" / 10'5" (5m / 3.18m)

At widest points. Hole in wall fireplace. Solid parquet wooden flooring.

Stunning Handcrafted Fitted Kitchen Open Plan To Dining / Living Area

20'3" / 15'7" (6.17m / 4.75m)

At widest points. One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level soft closing units with stainless steel door furniture, laminated work surfaces and upstand. Integrated four ring gas hob and integrated extractor hood. Separate built in oven. Built in microwave. Integrated dishwasher. Integrated washing machine. Integrated tall larder fridge. Integrated tall larder freezer. Pullout bin storage. Built in double larder cupboard. Concealed strip lighting. Recessed spotlighting. Solid parquet wooden flooring. Built in storage with gas fired boiler. Ample dining area. uPVC door to enclosed rear garden.

First Floor

Bedroom One

13'6" / 10'6" (4.11m / 3.2m)

Floor to ceiling built in wardrobe.

Bedroom Two

10'9" / 10'6" (3.28m / 3.2m)

Bedroom Three

10'7" / 6'6" (3.23m / 1.98m)

Luxury White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit with telephone hand shower and over head drencher. Shower screen. Semi pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Chrome heated towel rail. Recessed spotlighting.

Landing

Built in storage with shelving. Access to roof space via slingsby ladder. Fully floored with light and power.

Outside

Garden area to front in lawn and shrubbery. Driveway car parking. Side access. Enclosed

private landscaped garden to rear bordered by fencing in lawn, shrubbery & brick pavior patio area. Outside tap / light.

Detached Garage

24'9" / 8'5" (7.54m / 2.57m)

With up and over door. Light & power.

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 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.

For full EPC please contact the branch.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.