



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>		64
(39-54)	<b>E</b>	39	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

3 Ardvarna Park,  
Belfast,  
County Antrim, BT4

**Asking Price: £225,000**

 Reeds Rains

reedsrains.co.uk



3 Ardvarna Park, Belfast, County Antrim, BT4

**Asking Price: £225,000**

EPC Rating: E

We are delighted to present to the open market this attractive red brick detached property.

Internally the property offers bright accommodation comprising three bedrooms, two separate reception rooms, kitchen and bathroom with coloured suite. Further benefits include oil fired central heating and double glazed windows and doors.

Externally there is a driveway to car parking and detached garage and enclosed private garden to rear.

Ideally positioned within this highly regarded residential location, and within walking distance of the ever popular Belmont and Ballyhackamore villages and their wide range of day to day amenities to include popular restaurants and coffee shops. Public transport links for city commuting, many leading schools and George Best City Airport are also close at hand.

Properties of this style would rarely present themselves to the open market within this location. In order to avoid disappointment, early viewing is strongly recommended.

#### **Accommodation**

Covered porch, uPVC double glazed front door and double glazed side panel to entrance hall, wooden floor, plate rack, under stairs storage.

#### **Lounge**

12'1" x 10'6" (3.68m x 3.2m)

Wooden fireplace with open fire

#### **Dining Room**

12'1" x 10'11" (3.68m x 3.33m)

Tiled fireplace and hearth, glass fronted, double glazed sliding patio door to rear garden.

#### **Kitchen**

9'10" x 7'8" (3m x 2.34m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, part tiled walls, plumbed for washing machine, stainless steel built in oven and four ring hob, extractor fan, breakfast bar, double glazed back door.

#### **First Floor**

#### **Landing**

Airing cupboard, access to roof space.

#### **Bedroom One**

12' x 11' (3.66m x 3.35m)

#### **Bedroom Two**

10'5" x 8'8" (3.18m x 2.64m)

#### **Bedroom Three**

8'6" x 7'10" (2.6m x 2.4m)

#### **Bathroom**

Coloured suite, panelled bath with mixer taps, thermostatically controlled shower, pedestal wash hand basin, close coupled WC, fully tiled walls, hot press.

#### **Outside**

Front garden in shrubs and small trees. Enclosed private garden to rear, lawns, shrubs, boundary hedging and fencing. Driveway to car parking and detached garage, up and over door, light, power and side access.

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 Carnmoney 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 Favco 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.