



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>	58	61
(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	

6 Sintonville Avenue,  
Belfast,  
County Antrim, BT5

**Offers Over: £165,000**

 Reeds Rains

[reedsrains.co.uk](https://reedsrains.co.uk)

6 Sintonville Avenue, Belfast, County Antrim, BT5

**Offers Over: £165,000**

EPC Rating: D

This charming end terrace property is positioned just off the Upper Newtownards Road and is within walking distance to the ever popular Ballyhackamore Village.

Excellent shopping facilities, restaurants, eateries and day to day amenities are all within walking distance whilst Belfast City Centre is easily accessible.

Finished to an exceptionally high standard throughout, this beautiful home is perfect for those seeking their first home wishing to avail of all of the noteworthy attractions on your doorstep.

Property sales within this particular location have a proven track record of late, with this in mind, early consideration to view is strongly encouraged.

**uPVC Front Door With Glazed Inset To...**

#### **Entrance Hall**

Parquet wooden flooring.

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

23'8" / 11'1" (7.21m / 3.38m)

At widest points. Into bay window. Hole in wall fireplace with feature tile inset. Built in storage cupboard. Ample dining area. Parquet wooden flooring.

#### **Stunning Fitted Kitchen**

14'9" / 7'3" (4.5m / 2.2m)

At widest points. One bowl sink unit with dual mixer tap. Excellent range of high and low level units with wood effect work surfaces and stainless steel door furniture. Integrated four ring electric hob and built in oven with chimney extractor hood. Plumbed for washing machine. Built in fridge. Built in storage cupboard with

gas fired boiler. Partly tiled walls. Parquet wooden flooring. uPVC door to enclosed rear yard.

#### **First Floor**

##### **Bedroom One**

14'6" / 9'8" (4.42m / 2.95m)

##### **Bedroom Two**

10'5" / 8'10" (3.18m / 2.7m)

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

Comprising panelled bath with chrome dual mixer tap. Telephone hand shower with overhead drencher. Shower screen. Floating vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring.

#### **Landing**

Large built in storage cupboard with shelving. Access to roof space with pressurized internal ventilation.

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 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.