



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

1 Nendrum Gardens,
Belfast,
County Antrim,
BT5

Asking Price: £264,950

 Reeds Rains

reedsrains.co.uk

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Asking Price: £264,950

EPC Rating: D

We are delighted to present to the open market this exceptionally well appointed and fully renovated semi detached villa.

This fine property benefits from bright and spacious accommodation arranged over two floors, comprising three bedrooms, two separate reception rooms, modern fitted kitchen and bathroom with modern white suite. Further benefits include gas central heating and double glazed windows and doors. Externally there is a tarmac driveway to car parking and well tended private garden to rear.

This property is only a short distance from many day to day amenities to include both Ballyhackamore and Belmont Villages with their wide range of popular restaurants and coffee shops. Many of the provinces leading primary and secondary schools, George Best City Airport and public transport links for city commuting are all easily accessible.

We have no doubt that this fine property will create an immediate interest when presented to the open market. To appreciate the many quality attributes on offer, early internal appraisal is strongly recommended.

Accommodation

uPVC double glazed front door to entrance porch, ceramic tiled floor. Inner front door with glazed inset and leaded and stained glass side lights, entrance hall, wood panelled walls, under stairs storage.

Lounge

13'7" x 11'3" (4.14m x 3.43m)

Bay window.

Dining Room

11'4" x 10'2" (3.45m x 3.1m)

Double glazed sliding patio door to rear garden.

Modern Fitted Kitchen

15'8" x 6'5" (4.78m x 1.96m)

Stainless steel sink unit with mixer taps, range of high and low level units with laminate work surfaces and tiled splash back, ceramic tiled floor, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, recessed spotlights, plumbed for American fridge freezer, integrated dishwasher, integrated washing machine, uPVC double glazed back door.

First Floor

Landing

Access to roof space via slingsby ladder.

Bedroom One

14' x 10'1" (4.27m x 3.07m)

Bay window, wood panelled walls.

Bedroom Two

11'1" x 10'2" (3.38m x 3.1m)

Wood panelled walls.

Bedroom Three

7'3" x 6'1" (2.2m x 1.85m)

Bathroom

Modern white suite with panelled bath, mixer taps, thermostatically controlled shower and overhead rainforest drencher, tiled splash back, heated towel rail, ceramic tiled floor, dual flush close coupled WC, vanity unit with mixer taps and tiled splash back, recessed spotlights.

Outside

Tarmac driveway to car parking.

Private garden to rear in lawns, timber decking

area, boundary fencing, outside light and tap.

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.

Floorplan Clause

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

For full EPC please contact the branch.