



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	65
(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	

23 Wynard Park,  
Belfast,  
County Antrim, BT5

**Asking Price: £249,950**

 **Reeds Rains**

reedsrains.co.uk

23 Wynard Park, Belfast, County Antrim, BT5

**Asking Price: £249,950**

EPC Rating: D

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

This fine property is located in a quiet cul de sac within this much sought after residential location. The property is within walking distance of the many day to day amenities at Kings Square Shopping Complex and Cherryvalley.

Internally the property offers bright accommodation comprising three generous bedrooms, two separate reception rooms, kitchen and shower room with white suite.

Additional benefits lean to sun room, ground floor cloakroom, gas central heating and double glazed windows and doors.

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

This prime location provides ease of access to public transport links for city commuting, many of the provinces leading schools, Stormont Parliament Buildings and the Ulster Hospital. Leisure facilities to include Shandon park golf club, David Lloyd Leisure, the Comber Greenway and the popular East Point Entertainment Village are all easily accessible.

#### **Accommodation**

uPVC double glazed front door, leaded and stained glass side panels to spacious entrance hall, alarm panel, cornice work, under stairs storage with light.

#### **Ground Floor Cloakroom**

Wash hand basin, close coupled WC,

recessed spotlight.

#### **Lounge**

14'5" x 11'1" (4.4m x 3.38m)

Bay window, tiled fireplace and hearth, open fire, picture rail.

#### **Dining / Family Room**

12'1" x 10'8" (3.68m x 3.25m)

Tiled fireplace and hearth, picture rail, double glazed sliding patio door to sun room.

#### **Lean To Sun Room**

8'5" x 7'4" (2.57m x 2.24m)

Tiled floor, double glazed door to rear garden.

#### **Kitchen**

12'3" x 7'7" (3.73m x 2.3m)

Single drainer stainless steel sink unit, excellent range of high and low level units, laminate work surfaces, tiled splash back, plumbed for washing machine, terrazzo floor, built in store with gas boiler, uPVC double glazed back door.

#### **First Floor**

#### **Landing**

Airing cupboard, built in store. Slingsby to roof space, insulated with light.

#### **Bedroom One**

14'1" x 11'1" (4.3m x 3.38m)

Bay window, picture rail.

#### **Bedroom Two**

11'9" x 10'9" (3.58m x 3.28m)

Built in robe, picture rail, aspect to garden.

#### **Bedroom Three**

9'4" x 7'5" (2.84m x 2.26m)

Picture rail.

#### **Shower Room**

White suite, built in shower cubicle with Mira shower, pedestal wash hand basin, laminate wooden floor, PVC wall covering, recessed

spotlights.

Separate low flush WC, recessed spotlight.

#### **Outside**

Cul de sac location.

Tarmac driveway to car parking and detached garage with remote roller shutter door, light, power and side access.

Front garden in shrubs and loose stones.

Large enclosed private south facing garden to rear, lawns, shrubs, flowerbeds, boundary hedging and fencing, greenhouse, patio area.

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.

For full EPC please contact the branch.

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.