


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

28 Sintonville Avenue,
Belfast,
County Antrim, BT5

Offers Over: £165,000

 Reeds Rains

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

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Offers Over: £165,000

EPC Rating: D

This beautiful bay fronted mid terrace home boasts a hugely popular and much admired residential address.

The vibrant Ballyhackamore village is within walking distance benefitting from the vast array of shopping facilities, day to day amenities and attractions.

Regular public transport links, the main arterial routes, Comber Greenway all provide ease of access in and out of Belfast City Centre for those whom commute on a daily basis.

Number 28 Sintonville Avenue offers beautifully presented and very easy to maintain accommodation throughout which is perfect for those seeking their first step onto the property ladder within a very desirable residential location.

With this in mind, early consideration to view comes strongly recommended.

uPVC Front Door With Glazed Inset To...

Entrance Porch

Laminated wooden flooring. Inner door to...

Entrance Hall

Laminated wooden flooring.

Lounge Open Plan To Dining Area

23'1" / 10'5" (7.04m / 3.18m)

Into bay window. Hole in wall fireplace. Ample dining area. Under stairs storage. Laminated wooden flooring.

High Gloss Modern Fitted Kitchen

12 / 6'4" (12 / 1.93m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and wood effect

work surfaces. Integrated four ring electric hob and built in oven with chimney extractor hood. Space for fridge / freezer. Built in storage with Worcester gas fired boiler. Partly tiled walls. Ceramic tiled flooring. Pine ceiling. uPVC door to enclosed rear yard.

First Floor

Bedroom One

12'6" / 12'4" (3.8m / 3.76m)

Into bay window. Wall to wall built in mirrored sliding wardrobe.

Bedroom Two

10 / 8'5" (10 / 2.57m)

White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit with telephone hand shower. Shower screen. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Hot press with lagged copper cylinder and storage above.

Landing

Access to roof space.

Outside

Forecourt to front. Enclosed covered yard to rear. Plumbing for washing machine and space for tumble dryer. Outside tap / light.

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.