


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

15 Kirkliston Gardens,
Belfast,
County Antrim, BT5

Asking Price: £215,000

 Reeds Rains

reedsrains.co.uk

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EPC Rating: D

Ideally positioned within this highly regarded and ever sought after location, is this attractive red brick semi detached villa.

Internally the bright accommodation comprises two bedrooms, lounge wood burning stove, modern fitted kitchen open plan to dining room and bathroom with white suite. Additionally the property benefits from gas central heating and double glazed windows. Externally there is off street car parking and a small garden to front and a private well tended enclosed garden to rear.

This prime location is only a short stroll from the ever growing buzz of both Ballyhackamore and Belmont villages with their wide range of local amenities to include popular restaurants and coffee shops. Many of the provinces leading schools and transport links for city commuters are also easily accessible.

This property we have no doubt will create an immediate interest on todays market. Early internal appraisal is strongly recommended in order to appreciate the many quality attributes on offer.

Accommodation

uPVC double glazed front door to entrance hall, parquet wooden floor, cornice work, under stairs storage.

Lounge

11'7" x 9'5" (3.53m x 2.87m)

Wood Burning stove with marble hearth, bay window, picture rail, cornice work, built in shelving.

Modern Fitted Kitchen Open Plan To Ample

Dining Area

15'5" x 10'9" (4.7m x 3.28m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, brick tiled splash back, concealed lighting, ceramic tiled floor, stainless steel double built in oven and four ring gas hob, stainless steel chimney extractor fan, integrated washing machine, recessed spotlights to kitchen. Open plan to dining room, feature black cast iron fireplace with slate hearth, picture rail, ample dining area, double glazed door to rear garden.

First Floor

Landing

Access to roof space.

Bedroom One

15'6" x 10'1" (4.72m x 3.07m)

Picture rail.

Bedroom Two

10'9" x 9'5" (3.28m x 2.87m)

Picture rail.

Bathroom

White suite, panelled bath, thermostatically controlled shower, tiled splash, ceramic tiled floor, recessed spotlights, vanity unit with mixer taps and tiled splash back, dual flush close coupled WC.

Outside

Off street car parking.

Front garden with shrubs and small tree.

Enclosed private well tended garden to rear, lawns, shrubs, small trees, paved patio area, boundary fencing, outside light and tap.

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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.