


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>		67
(39-54)	<b>E</b>	39	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

16 Knockmount Gardens,  
Belfast,  
County Antrim, BT5

**Asking Price: £150,000**

 Reeds Rains

reedsrains.co.uk

## 16 Knockmount Gardens, Belfast, County Antrim, BT5

**Asking Price: £150,000**

EPC Rating: E

We are delighted to present to the open market this well presented mid terrace property, Ideally positioned in a quiet cul de sac location within this sought after residential location.

Internally this property offers bright accommodation comprising three bedrooms, lounge with stone fireplace, kitchen and bathroom with white suite. Further benefits include oil fired central heating and double glazed windows and doors.

Externally there is a low maintenance front garden and with a private enclosed well tended garden to rear.

This popular location offers excellent convenience to a wide range of day to day amenities, with public transport links for city commuting also with walking distance.

We have no doubt that this property will create an immediate interest on today's market. Ideally suitable for first time buyer or young family alike, early viewing is strongly recommended.

### Accommodation

uPVC double glazed front door to entrance hall, under stairs storage.

### Lounge

13'5" x 13'2" (4.1m x 4.01m)

Stone fireplace with tiled hearth.

### Kitchen

9'9" x 8'7" (2.97m x 2.62m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, tiled splash back, plumbed for washing machine, cooker space,

extractor fan, breakfast area, double glazed back door.

### Bathroom

White suite, panelled bath with mixer taps, tiled splash back, pedestal wash hand basin with mixer taps, close coupled WC, hot press lagged copper cylinder immersion heater and storage above.

### First Floor

#### Landing

Slingsby ladder to roof space, fully floored, under eaves storage, light and power.

#### Bedroom One

13'7" x 11'8" (4.14m x 3.56m)

#### Bedroom Two

12'2" x 8'1" (3.7m x 2.46m)

#### Bedroom Three

10'7" x 6'2" (3.23m x 1.88m)

Built in store

### Outside

Front garden in loose stones and shrubs. Enclosed garden to rear, lawns, shrubs, patio area, boundary fencing and hedging.

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.