



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

47 Ardenlee Drive,
Belfast,
County Antrim, BT6

Asking Price: £159,950

 **Reeds Rains**

reedsrains.co.uk

47 Ardenlee Drive, Belfast, County Antrim, BT6

Asking Price: £159,950

EPC Rating: D

Enjoying a delightful position within a highly regarded & much sought after residential location is this charming red brick mid terrace property.

Internally boasts bright and very easy to maintain accommodation throughout, perfect for those seeking their first step onto the property ladder.

An abundance of local shops, parks & regular public transport links are all within walking distance whilst Belfast City Centre is easily accessible for those whom commute often.

Tesco Superstore at Castlereagh & Connswater Shopping Centre & Retail Park are also close to hand.

This quiet cul de sac location has a proven track records, with this in mind early consideration to view comes strongly recommended.

Covered Entrance Porch

uPVC front door with glazed inset to...

Entrance Hall

Ceramic tiled flooring. Ceiling rose. Laminated wooden flooring.

Lounge

11'9" / 8'2" (3.58m / 2.5m)

Into 1/2 bay window. Hole in wall fireplace. Cornice work. Picture rail. Laminated wooden flooring.

Stunning Fitted Kitchen Open Plan To Dining Area

21'7" / 11'2" (6.58m / 3.4m)

At widest points. One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level soft closing units with wood

effect work surfaces. Integrated four ring electric hob and built in oven with integrated extractor hood. Space for fridge / freezer. Plumbed for washing machine. Under stairs storage. Ample dining area. Part laminated wooden flooring. Hole in wall fireplace. uPVC door to enclosed rear yard.

First Floor

Bedroom One

12'6" / 9 (3.8m / 9)

Exposed timber flooring.

Bedroom Two

11 / 7'4" (11 / 2.24m)

Exposed timber flooring.

Luxury Shower Room

Comprising PVC panelled shower cubicle with thermostatically controlled shower unit with telephone hand shower. Floating vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Heated towel rail. Extractor fan.

Landing

Built in storage cupboard with Worcester gas fired boiler. Access to roof space.

Outside

Forecourt to front. Enclosed covered courtyard to rear. 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 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.