



| 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> |                         |           |
| (39-54)                                     | <b>E</b> | 49                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

19 Parkgate Drive,  
Belfast,  
County Antrim, BT4

**Guide Price: £110,000**

Reeds Rains

reedsrains.co.uk



19 Parkgate Drive, Belfast, County Antrim, BT4

**Guide Price: £110,000**

EPC Rating: E

This attractive red brick mid terrace home offers excellent accommodation throughout, perfect for those seeking their first step onto the property ladder.

Internally consists of bright, easy to maintain and beautifully presented accommodation throughout which will be ideal for a wide range of prospective buyers in today's market.

The location itself falls within walking distance to regular public transport links, local shops, parks and various cycle paths.

Connswater Shopping Center and Retail Park and both Belmont & Ballyhackamore Villages are all close by whilst Belfast City Centre is easily accessible.

Early internal inspection comes strongly recommended.

**uPVC Front Door With Glazed Inset To...**

#### **Entrance Hall**

Laminated wooden flooring.

#### **Lounge Open Plan To Dining Area**

19'5" / 13'1" (5.92m / 4m)

At widest points. Recessed spotlighting. Under stairs storage. Laminated wooden flooring.

#### **Stunning Fitted Kitchen**

9'8" / 5'7" (2.95m / 1.7m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture, wood effect work surfaces and up stand. Integrated four ring electric hob and built in oven with chimney extractor hood. Plumbed for washing machine. Space for fridge / freezer. Recessed spotlighting. uPVC door to enclosed rear yard.

#### **First Floor**

##### **Bedroom One**

10'1" / 9'1" (3.07m / 2.77m)

Built in double wardrobe.

##### **Bedroom Two**

7'5" / 7'2" (2.26m / 2.18m)

##### **White Bathroom Suite**

Comprising panelled bath with chrome mixer tap. Triton electric shower unit. Pedestal wash hand basin with chrome mixer tap. Dual flush w/c. Partly tiled walls. Chrome heated towel rail. Hot press with lagged copper cylinder and storage above.

##### **Landing**

Access to roof space.

##### **Outside**

Patio forecourt to front. Enclosed yard to rear. uPVC oil tank. Boiler house with oil fired boiler.

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.