



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>	<b>69</b>	<b>74</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

29 Oakdene Parade,  
Belfast,  
County Antrim, BT4

**Guide Price: £115,000**

 **Reeds Rains**

reedsrains.co.uk

29 Oakdene Parade, Belfast, County Antrim, BT4

**Guide Price: £115,000**

EPC Rating: C

A delightful mid terrace property positioned within a very popular residential location in Sydenham, East Belfast.

Internally offers bright, easy to maintain & well-presented accommodation which would be ideal for a variety of prospective buyers - in particular those seeking their first home.

The location itself falls within walking distance to local shops, parks, regular public transport links via bus & rail, walk / cycle paths and much more.

Belfast City Centre is easily accessible for the city commuter whilst both Belmont and Ballyhackamore Villages are close to hand.

#### **Covered Entrance Porch**

uPVC front door with glazed inset to...

#### **Entrance Hall**

Laminated wooden flooring.

#### **Lounge**

14'6" / 10'3" (4.42m / 3.12m)

Laminated wooden flooring.

#### **Dining Room**

10'6" / 8'2" (3.2m / 2.5m)

Ample dining area. Under stairs storage.

Laminated wooden flooring.

#### **Stunning Fitted Kitchen**

10'3" / 5'3" (3.12m / 1.6m)

One bowl sink unit with chrome mixer tap.

Excellent range of high and low level units with formica work surfaces and stainless steel door furniture. Integrated four ring gas hob and built in double oven with integrated extractor hood.

Space for fridge / freezer. Plumbed for washing machine. Partly tiled walls. Ceramic

tiled flooring. uPVC door to enclosed rear garden.

#### **First Floor**

##### **Bedroom One**

11'2" / 10'5" (3.4m / 3.18m)

Built in mirrored sliding wardrobe. Laminated wooden flooring.

##### **Bedroom Two**

8'2" / 7'9" (2.5m / 2.36m)

Laminated wooden flooring.

##### **Shower Room**

Comprising fully tiled corner shower cubicle with Redring electric shower unit. Pedestal wash hand basin with chrome mixer tap and tiled splash back. Low flush w/c. Partly tiled walls. Extractor fan.

##### **Landing**

Access to roof space via slingsby ladder.

Partially floored with light and power. Gas 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.