




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>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>71</b>	<b>74</b>
England, Scotland & Wales		EU Directive 2002/91/EC	

16 Mountainview Drive, Belfast,  
County Antrim, BT14 7GX

**Asking Price: £125,000**

 **Reeds Rains**

reedsrains.co.uk

Mountainview Drive, Belfast, County Antrim, BT14

**Asking Price: £125,000**

Council Tax Band:

EPC Rating: C

Viewing Strictly By Appointment!

### Description

Reeds Rains present for sale this semi detached home that would ideally suit first time buyers looking to take their first steps onto the property market. The home comprises two reception rooms, kitchen, three bedrooms and partly finished shower room. Recently installed gas boiler and double glazed windows. Enclosed rear garden and off street parking. Whilst requiring some upgrades this would make an ideal purchase or Buy to Let.

### Entrance Hall

Upvc entrance hall and complete with laminate flooring.

### Lounge

10'7" x 10'7" (3.23m x 3.23m)

Laminate flooring.

### Dining Room

11'1" x 8'4" (3.38m x 2.54m)

Feature fireplace. Elevated Views to the rear.

Laminate flooring.

### Galley Style Kitchen

11'6" x 6'10" (3.5m x 2.08m)

Galley style kitchen with range of high and low level units. Stainless steel drainer unit and sink. Plumbed for kitchen appliances. Tiled splashback areas.

### Stairs To First Floor Landing

### Bedroom One

10'8" x 9'7" (3.25m x 2.92m)

Complete with laminate flooring.

### Bedroom Two

11'1" x 9'6" (3.38m x 2.9m)

Complete with laminate flooring.

### Bedroom Three

7'3" x 7' (2.2m x 2.13m)

Complete with laminate flooring.

### Shower Room

Partly finished shower room complete with WC and white pedestal wash hand basin.

### Off Street Parking

Off street parking to the side.

### Enclosed Rear Garden

Tiered rear garden with paved patio areas.

Elevated views to the rear of the property.

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

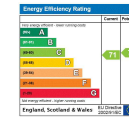
All Measurements are Approximate.

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.