

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

**Guide Price: £114,950**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

Mountainview Drive, Belfast, County Antrim, BT14

**Guide Price: £114,950 To be advised**

Council Tax Band:

EPC Rating: C

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to...

### Description

ATTENTION CASH BUYERS AND INVESTORS

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.

### Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for

each person.

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 Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

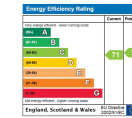
All Measurements are Approximate.

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.