



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>	<b>60</b>	<b>69</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	

17 Halstein Drive,  
Belfast,  
County Antrim, BT5

**Guide Price: £199,950**

 **Reeds Rains**

reedsrains.co.uk



17 Halstein Drive, Belfast, County Antrim, BT5

**Guide Price: £199,950**

EPC Rating: D

Enjoying a much admired and highly regarded residential location is this fantastic mid terrace property.

The excellent home falls within walking distance to the vibrant Ballyhackamore Village benefitting from the vast selection of shopping facilities, restaurants, eateries and attractions.

Regular public transport links, Comber Greenway & the main arterial routes in and out of Belfast City Centre ensure quick & direct access for the city commuter.

Internally offers an abundance of natural light throughout, coupled with a high quality level of fixtures and fittings. The accommodation is equally generous & flexible over three floors.

This enviable location sells itself, with this in mind, early consideration to view comes strongly recommended.

#### **Covered Entrance Porch**

Composite front door with glazed inset to...

#### **Entrance Hall**

Feature tiled flooring. Recessed spotlighting. Cornice work.

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

23'5" / 10'2" (7.14m / 3.1m)

At widest points, into bay window. Feature tiled wall. Ample dining area. Under stairs storage. Solid wooden flooring. Double doors to...

#### **Stunning Fitted Kitchen Open Plan To Dining Area**

13 / 9'6" (13 / 2.9m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and laminated work surfaces. Integrated four ring gas hob

and built in oven with chimney extractor hood. Space for fridge / freezer. Integrated washing machine. Built in storage with gas fired boiler. Recessed spotlighting. Ceramic tiled flooring. uPVC door to enclosed rear garden.

#### **First Floor**

##### **Bedroom One**

13'5" / 9'9" (4.1m / 2.97m)

Cornice work. Sold oak flooring.

##### **Bedroom Two**

11 / 7'8" (11 / 2.34m)

Solid oak flooring.

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

Comprising panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit with telephone hand shower. Shower screen. Floating vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Chrome heated towel rail. Recessed spotlighting.

##### **Landing**

Recessed spotlighting.

#### **Second Floor**

##### **Bedroom Three**

14'8" / 12'4" (4.47m / 3.76m)

At widest points. Solid oak flooring. Velux window.

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.