


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

374 Castlereagh Road,
Belfast,
County Antrim, BT5

Asking Price: £240,000

 Reeds Rains

[reedsrains.co.uk](https://www.reedsrains.co.uk)

374 Castlereagh Road, Belfast, County Antrim, BT5

Asking Price: £240,000

EPC Rating: D

We are delighted to present to the open market this exceptionally well appointed semi detached villa.

Internally this fine property has been finished to a high standard throughout with no expense spared to fixtures or fittings.

The property has been extended on the ground floor and offers bright and spacious accommodation comprises three bedrooms, lounge, bathroom with modern white suite and off particular note is the modern fitted kitchen open plan to the extended dining and family room.

Additional benefits include gas central heating and double glazed windows and doors.

Externally there is a drive way to car parking for 3/4 cars and large enclosed private garden to rear.

This popular residential location is only a short distance from many leading schools and public transport links for city commuting. The ever-growing buzz of Ballyhackamore village and its wide range of amenities to include popular restaurants and coffee shops are also easily accessible.

In order to appreciate the many quality attributes on offer early internal appraisal is strongly recommended. Ideally suitable for young professional or young family alike.

Accommodation

Composite front door, entrance hall, laminate wooden floor, cornice work, under stairs storage.

Lounge

13' x 10'4" (3.96m x 3.15m)

Bay window, laminate wooden floor, part wood panelled walls.

Modern Fitted Kitchen Open Plan To Extended Family And Dining Room

21'6" x 16'1" (6.55m x 4.9m)

Single drainer sink unit with mixer taps, excellent range of high and low level units, formica work surfaces, tiled effect splash back, concealed lighting, integrated dishwasher, integrated washing machine, integrated fridge freezer, stainless steel built in oven and four ring gas hob, extractor fan, laminate wooden floor, recessed low spotlights, breakfast bar, open plan to dining and family room, velux windows, recessed spotlights, double glazed French doors to rear garden.

First Floor

Landing

Leaded and stained glass gable window.

Bedroom One

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

Bay window, cornice work, recessed spotlights.

Bedroom Two

10'2" x 10'1" (3.1m x 3.07m)

Built in cupboard, cornice work.

Bedroom Three

6'8" x 6' (2.03m x 1.83m)

Bathroom

Modern white suite, panelled bath with mixer taps and telephone hand shower, chrome heated towel rail, ceramic tiled floor, wash hand basin with mixer taps, close coupled WC, part tiled walls.

Outside

Off street car parking to front for 3/4 cars. Large enclosed private garden to rear in lawns, loose stones, paved walkways, paved

patio area, timber decking area, boundary hedging, outside light and tap.

Garden cabin 18'0 x 12'0 approx, light, power, folding doors onto garden patio area.

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.