



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

213 Lower Braniel Road,
Belfast,
County Antrim, BT5

Guide Price: £249,950

 **Reeds Rains**

reedsrains.co.uk

213 Lower Braniel Road, Belfast, County Antrim, BT5

Guide Price: £249,950

EPC Rating: D

Positioned on a slightly elevated site boasting panoramic views extending right across Belfast is this superb detached property.

Internally has been beautifully maintained throughout and offers adaptable accommodation that will cater the requirements for a wide range of prospective buyers in today's market.

Local shops, parks & regular public transport links are all within walking distance whilst Kings Square Shopping Square, Forestside Shopping Centre and Retail Park and the vibrant Ballyhackamore Village are all a short drive away.

Belfast City Centre and the surrounding towns are also easily accessible for those who commute on a daily basis.

A fantastic home that must be viewed to appreciate in its entirety to appreciate all the selling points on offer.

Covered Entrance Porch

Composite front door to...

Entrance Hall

Laminated wooden flooring.

Dining Room

11'1" / 10'9" (3.38m / 3.28m)

Ample dining area. Laminated wooden flooring.

Lounge

14'4" / 13'9" (4.37m / 4.2m)

At widest points. Hole in wall fire place with wooden mantle. (Commissioned for log burning stove). Laminated wooden flooring.

Bedroom One

13'8" / 11'2" (4.17m / 3.4m)

Contemporary Shower Room

Comprising fully tiled walk in shower cubicle with thermostatically controlled shower unit with telephone hand shower and over head drencher. Shower screen. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Chrome heated towel rail. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan. PVC ceiling.

Stunning Fitted Kitchen Open Plan To Dining Area

16'4" / 10'7" (4.98m / 3.23m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with laminated work surfaces and stainless steel door furniture. Integrated four ring electric hob and overhead extractor fan. Separate built in double oven. Integrated dishwasher. Pull out larder cupboard. Partly tiled walls. Part ceramic tiled flooring. Recessed spotlighting. Under stairs storage. Part laminated wooden flooring. uPVC French doors to enclosed rear garden.

First Floor

Bedroom Two

11'3" / 11'1" (3.43m / 3.38m)

Recessed spotlighting. Storage in the eaves.

Bedroom Three

14 / 11'2" (14 / 3.4m)

Recessed spotlighting. Storage in the eaves. Built in wardrobe.

Outside

Well tended garden area to front in lawn and shrubbery. Ample driveway car parking. Side access. Enclosed tiered garden to rear bordered by fencing and hedging in lawn, flower beds, shrubbery and paved patio area. Greenhouse. Outside tap / light. uPVC oil tank.

Garage

17'4" / 9'1" (5.28m / 2.77m)

With up and over door. Light and power. Utility area to rear with plumbing for washing machine. Space for tumble dryer. Oil 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 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 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.

For full EPC please contact the branch.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.