



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

28 Sandown Road,
Belfast,
County Antrim,
BT5

Asking Price: £199,950

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £199,950

EPC Rating: E

We are delighted to present to the open market this well presented three storey mid terrace property.

Internally the property has been finished to a high standard throughout with bright accommodation comprising four generous bedrooms, spacious through lounge dining room with cast iron fireplace, modern fitted kitchen and bathroom with white suite. Further benefits include gas central heating, double glazed windows and doors and enclosed yard to rear.

Ideally positioned in this highly regarded residential location, and within walking distance of the ever growing buzz of Ballyhackamore village and its wide range of day to day amenities to include popular restaurants and coffee shops. Public transport links for city commuting, many leading schools and George Best City Airport are also close at hand.

Properties within this location when presented to the open market have a proven track record for creating strong demand. In order to avoid disappointment, early viewing is strongly recommended.

Accommodation

Composite front door to entrance hall, ceramic tiled floor, cornice work.

Spacious Through Lounge Dining Room

23'5" x 11'2" (7.14m x 3.4m)

Feature black cast iron fireplace with slate hearth, cornice work, bay window, under stairs storage, ample dining area.

Modern Fitted Kitchen

10'5" x 6'5" (3.18m x 1.96m)

Single drainer stainless steel sink unit with

mixer taps, excellent range of high and low level units, laminate work surfaces, brick effect tiled splash back, laminate wooden floor, plumbed for washing machine, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, tongue and groove ceiling, concealed gas boiler, uPVC double glazed back door.

First Floor

Landing

Airing cupboard

Bedroom One

14'8" x 10'8" (4.47m x 3.25m)

Cornice work.

Bedroom Two

11'5" x 8'7" (3.48m x 2.62m)

Cornice work.

Bathroom

Modern white suite, panelled bath with mixer taps and thermostatically controlled shower, tiled splash back, pedestal wash hand basin with mixer taps and tiled splash back, dual flush close coupled WC, tongue and groove ceiling, chrome heated towel rail.

Second Floor

Bedroom Three

15'1" x 10'5" (4.6m x 3.18m)

Velux window.

Bedroom Four

11'3" x 7'4" (3.43m x 2.24m)

Velux window.

Outside

Forecourt to front.

Enclosed yard to rear.

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.

Floorplan Clause

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

For full EPC please contact the branch.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor,

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)