



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

39 Parkgate Drive,
Belfast,
County Antrim, BT4

Offers Over: £99,950

 **Reeds Rains**

reedsrains.co.uk

39 Parkgate Drive, Belfast, County Antrim, BT4

Offers Over: £99,950

EPC Rating: D65

This stunning red brick end terrace property has been beautifully presented throughout, offering bright and very easy to maintain accommodation.

The immediate location benefits from an abundance of day to day amenities and attractions whilst both Belmont and Ballyhackamore Villages are close to hand.

Belfast City Centre and the surrounding towns are also easily accessible via the main arterial routes and regular public transport links via bus and rail.

This beautiful home is perfect for those seeking their first home in today's market.

uPVC Front Door To...

Entrance Hall

Ceramic tiled flooring.

Lounge

11'9" / 10'2" (3.58m / 3.1m)

Under stairs storage.

Modern Fitted Kitchen Open Plan To Casual Dining Area

13'2" / 7'2" (4.01m / 2.18m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and wood effect

work surfaces. Space for cooker and integrated extractor hood. Space for fridge. Space for fridge / freezer. Casual dining area. Partly tiled walls. Laminated wooden flooring.

Rear Hall

Plumbed for washing machine. Gas fired boiler. uPVC door to enclosed rear yard.

White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Thermostatically controlled shower unit with overhead drencher and telephone hand shower. Shower screen. Vanity unit with inset sink and chrome dual mixer tap and tiled splash back. Dual flush w/c. Chrome heated towel rail. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting.

First Floor

Bedroom One

10'2" / 8'2" (3.1m / 2.5m)

En-Suite Shower Room

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit with telephone hand shower. Vanity unit with inset sink and chrome dual mixer tap and tiled splash back. Dual flush w/c. Heated towel rail. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting.

Bedroom Two

12'2" / 7'11" (3.7m / 2.41m)

Landing

Access to roof space via slingsby ladder. Fully floored with light and power. Velux window.

Outside

Patio garden to front and enclosed yard to rear.

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.