



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

27 Knock Grove,
Belfast,
County Antrim,
BT5

Offers Over: £145,000

 Reeds Rains

reedsrains.co.uk

27 Knock Grove, Belfast, County Antrim, BT5

Offers Over: £145,000

EPC Rating: C

This excellent property offers very deceptive and generous accommodation throughout, perfect for a wide range of prospective buyers in today's market.

Situated just off the Sandown Road this fine property falls within walking distance to Ballyhackamore Village which benefits from the vast array of shops, eateries, restaurants and attractions.

Belfast City Centre is easily accessible via the main arterial routes, regular public transport links and Comber Greenway.

Enjoying a quiet cul de sac location within a very popular area in East Belfast this superb property must be viewed internally to appreciate the many selling points on offer.

Covered Entrance Porch

uPVC front door to...

Entrance Hall

Laminated wooden flooring.

Lounge

18 / 10'2" (18 / 3.1m)

Laminated wooden flooring.

Dining Room

7'1" / 6'8" (2.16m / 2.03m)

Laminated wooden flooring.

Fitted Kitchen

13'4" / 10'3" (4.06m / 3.12m)

One and 1/4 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and formica work surfaces. Integrated four ring electric hob and built in extractor hood.

Separate built in oven. Space for fridge / freezer. Plumbed for washing machine. Space

for tumble dryer. Partly tiled walls. Ceramic tiled flooring. Under stairs storage. uPVC door to enclosed rear garden.

First Floor

Bedroom One

11'9" / 10'1" (3.58m / 3.07m)

Excellent range of build in bedroom furniture. Built in double wardrobe. Built in storage with gas fired boiler.

Bedroom Two

11'9" / 10'3" (3.58m / 3.12m)

Built in double wardrobe.

Bedroom Three

8'2" / 7'2" (2.5m / 2.18m)

Built in wardrobe.

Shower Room

White suite comprising fully tiled corner shower cubicle with Mira electric shower unit. Pedestal wash hand basin with chrome dual mixer tap. Fully tiled walls. Ceramic tiled flooring. Chrome heated towel rail.

Separate Low Flush W/C

Fully tiled walls. Ceramic tiled flooring.

Landing

Access to roof space.

Outside

Well tended garden to front in lawn and brick paviour patio area. Large enclosed garden to rear in paved patio area and lawn. Outside tap / light.

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.