



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>69</b>	<b>72</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

1 Kingsway Close,  
Belfast,  
County Antrim, BT5

Asking Price: £350,000

 Reeds Rains

reedsrains.co.uk

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EPC Rating: C

Kingsway Close is a secluded cul-de-sac location positioned off Kingsway Avenue in East Belfast.

Not only does it offer superb privacy, but it is equally convenient due to the many local shops, Kings Road Shopping Square, regular public transport links and Comber Greenway all within walking distance.

Ballyhackamore & Dundonald Village are both a short drive away whilst Belfast City Centre is easily accessible.

1 Kingsway Close is a beautiful, refurbished bungalow consisting of bright, well-proportioned and flexible accommodation all on the one level.

The current owners have finished this amazing home to an exceptionally high standard and is literally ready for any new fortunate owner to just move in and enjoy.

Boasting a huge amount of selling features throughout, early consideration to view is strongly encouraged.

**Composite Front Door With Glazed Inset And Side Panel To...**

### Welcoming Entrance Hall

Built in cloak cupboard with shelving and alarm panel. Semi solid parquet wooden flooring. Access to roof space via slingsby ladder. Partially floored with light and power.

### Stunning Fitted Kitchen Open Plan To Dining / Living Area

29'4" / 20 (8.94m / 20)

At widest points. Island unit with one bowl sink unit with Quooker dual mixer tap, granite

drainer and worktop. Breakfast bar. Feature down lighting. Excellent range of high and low level soft closing units with granite work surfaces. Integrated five ring Bosch induction hob with integrated extractor hood. Separate built in double Bosch oven. Integrated Bosch Fridge / Freezer. Integrated Bosch Dishwasher. Integrated plate warmer. Recessed spotlighting. Semi solid parquet wooden flooring. Picture window with casual sitting area. uPVC sliding door to enclosed rear garden. uPVC door to rear. Modern fitted convector fire with granite surround and hearth.

### Bedroom One

13'9" / 13'4" (4.2m / 4.06m)

At widest points. Built in storage with shelving.

### En-Suite Shower Room

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit and telephone hand shower. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Ceramic tiled flooring. Recessed spotlighting. Extractor fan. PVC ceiling.

### Bedroom Two

12/10 / 10'1" (12/10 / 3.07m)

### Bedroom Three / Additional Reception Room

12'10" / 11'9" (3.9m / 3.58m)

At widest points. Semi solid parquet wooden flooring.

### Contemporary Bathroom Suite

Comprising free standing bath with chrome dual mixer tap and telephone hand shower. Floating vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Heated towel rail. Recessed spotlighting. Extractor fan.

### Outside

Well tended garden to front in lawn. Ample

driveway car parking for multiple cars. Side access. Enclosed private landscaped garden to rear bordered by fencing in paved patio area, raised shrubbery and flower beds. Pergola with lighting. Outside tap / light.

### Garage

16'7" / 15'6" (5.05m / 4.72m)

At widest points. Accessed via roller door and door to rear. Plumbed for washing machine. Worcester gas fired boiler. Light and power.

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

For full EPC please contact the branch.

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.