



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

32 Ascot Park,
Belfast,
County Antrim, BT5

Guide Price: £350,000

 **Reeds Rains**

reedsrains.co.uk

32 Ascot Park, Belfast, County Antrim, BT5

Guide Price: £350,000

EPC Rating: D

Ascot Park is a much admired residential address within East Belfast offering excellent convenience to a wide range of amenities & attractions.

Ballyhackamore Village benefitting from the vast array of shops, eateries, restaurants and public transport links is within walking distance.

Comber Greenway, Forestside Shopping Centre & Retail Park and Belfast City Centre are also close to hand whilst also falling within the catchment area to an excellent selection of schooling for all ages.

The property itself will require updating / refurbishment throughout however has been extended to offer deceptive family accommodation over two floors.

Potentially this could be a superb home and must be viewed internally to appreciate the many selling points on offer.

Covered Entrance Porch

Outside light. Solid wooden front door with glazed inset and side panel to...

Welcoming Entrance Hall

Original parquet wooden flooring. Built in cloak cupboard.

Downstairs dual flush W/C

Pedestal wash hand basin with chrome mixer tap and tiled splash back. Ceramic tiled flooring.

Snug

11'8" / 10'8" (3.56m / 3.25m)

Original fireplace with wooden surround and open fire. Cornice work.

Lounge

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

Original fireplace with wooden surround and open fire. Cornice work. uPVC French doors to enclosed rear garden.

Dining Room

10'2" / 8'8" (3.1m / 2.64m)

Ceramic tiled flooring. uPVC French doors to rear garden.

Utility Room

One and 1/2 bowl sink unit with chrome dual mixer tap. Range of high and low level units with formica work surfaces. Ceramic tiled flooring. Access to integrated garage.

Integrated Garage

16'9" / 10'4" (5.1m / 3.15m)

With up & over door. Light and power. Plumbed for washing machine. Under stairs storage.

Fitted Kitchen

14'4" / 11'8" (4.37m / 3.56m)

At widest points. One and 1/2 bowl sink unit with dual mixer tap. Excellent range of low level units with laminated work surfaces. Space for Rangemaster and integrated extractor hood. Plumbed for dishwasher. Space for fridge. Built in larder cupboard. Island unit with oval granite work top. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting.

Family Room

18'2" / 13'5" (5.54m / 4.1m)

uPVC French doors to enclosed rear garden. uPVC door to side. Four velux windows. Recessed spotlighting.

First Floor

Bedroom One

19'2" / 12'2" (5.84m / 3.7m)

Excellent range of built in sliding wardrobes.

En-Suite Shower Room

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit with telephone hand shower. Pedestal wash hand basin with chrome mixer tap. Low flush w/c. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

Bedroom Two

14'5" / 10'9" (4.4m / 3.28m)

Bedroom Three

12'3" / 10'9" (3.73m / 3.28m)

Bedroom Four

13'2" / 6'6" (4.01m / 1.98m)

Bedroom Five

10'2" / 8'9" (3.1m / 2.67m)

For full EPC please contact the branch.

White Family Bathroom Suite

Comprising wooden panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit with telephone hand shower. Shower screen. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan.

Landing

Access to roof space. Built in storage cupboard with gas fired boiler.

Outside

Ample driveway car parking for multiple cars. Side access. Garden area to side and rear in lawn, shrubbery, mature trees, private deck area and paved patio area. 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 associated with