



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>		
(55-68)	<b>D</b>		<b>66</b>
(39-54)	<b>E</b>	<b>39</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	

23 Irwin Crescent,  
Belfast,  
County Antrim, BT4

**Guide Price: £220,000**

 **Reeds Rains**

reedsrains.co.uk

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**Guide Price: £220,000**

EPC Rating: E

Irwin Crescent is a highly regarded & much admired residential address in East Belfast.

Ideally nestled between both Belmont & Ballyhackamore Villages, all of the many amenities and attractions within both are a 10 minute stroll away.

In addition, Belfast City Centre is easily accessible via the main arterial routes, regular public transport links and the Glider transit system for those who commute daily.

The property itself offers bright and easy to maintain accommodation throughout with the added benefit of a large, private rear garden area to enjoy in the better weather.

Property sales within this particular location have a proven track record, with this in mind early consideration to view is advised.

#### **Covered Entrance Porch**

Outside light. uPVC front door to...

#### **Entrance Hall**

Laminated wooden flooring.

#### **Downstairs Low Flush W/C**

Pedestal wash hand basin with chrome mixer tap. Pedestal wash hand basin with chrome mixer tap. Under stairs storage.

#### **Lounge Open Plan To Dining Area**

24'6" / 10'3" (7.47m / 3.12m)  
Into bay window. Ample dining area. Feature fireplace with wooden surround.

#### **Fitted Kitchen**

21'2" / 5'2" (6.45m / 1.57m)  
One bowl Belfast sink unit with 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 chimney extractor hood. Separate built in double oven. Plumbed for washing machine. Plumbed for dishwasher. Partly tiled walls. Ceramic tiled flooring. Breakfast bar. uPVC double doors to enclosed rear garden.

#### **First Floor**

##### **Bedroom One**

10'5" / 10'3" (3.18m / 3.12m)  
Solid wooden flooring.

##### **Bedroom Two**

10'5" / 7'5" (3.18m / 2.26m)  
Wall to wall built in sliding wardrobes. Solid wooden flooring.

##### **Bedroom Three**

7'4" / 6 (2.24m / 6)

#### **White Bathroom Suite**

Comprising panelled bath with chrome dual mixer tap. Electric shower unit. Pedestal wash hand basin with chrome dual mixer tap. Low flush w/c. Fully tiled walls.

#### **Landing**

Hot press with lagged copper cylinder and storage above. Access to roof space via slingsby ladder. Partially floored with light and power.

#### **Outside**

Garden area to front in lawn. Ample driveway car parking. Side access. Enclosed private garden to rear bordered by fencing in lawn and paved patio area. Outside tap / light. Outside storage. Garden shed.

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

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#### 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.