



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	72
(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	

1 Thornhill Grove,
Belfast,
County Antrim,
BT5

Asking Price: £265,000

 Reeds Rains

reedsrains.co.uk

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Asking Price: £265,000

EPC Rating: C

We are delighted to present to the open market this three storey semi-detached villa. Ideally positioned just off the Barnetts Road in this highly regarded residential location.

Internally the bright and adaptable accommodation is arranged over three floors and comprises three/four bedrooms, spacious lounge, fitted kitchen open plan to dining/family area and modern bathroom with white suite.

Further benefits include ground floor cloakroom, gas central heating and double glazed windows.

Externally the property benefits from a driveway to car parking and integral garage and low maintenance enclosed garden to rear.

This sought after location offers ease of access to the many day to day amenities at Kings Square and Cherryvalley. Public transport links for city commuting, Stormont Parliament Buildings, the Ulster Hospital and many of the province's leading schools are also close at hand.

We have no doubt that this property will create an interest when presented to the open market and would strongly encourage early internal viewing.

Accommodation

Front door to entrance hall, laminate wooden floor.

Stairs to first floor and lower ground floor.

Lower Ground Floor

Access to integral garage.

Cloakroom

Close coupled WC, pedestal wash hand basin, laminate wooden floor, extractor fan.

Study / Bedroom Four

15'2" x 7'7" (4.62m x 2.3m)

Laminate wooden floor, double built in robe, double glazed French doors to rear garden.

First Floor

Spacious Lounge

19'7" x 10'7" (5.97m x 3.23m)

Marble fireplace and hearth, gas fire, double doors to kitchen.

Fitted Kitchen Open Plan To Dining And Family Area

17'7" x 8'7" (5.36m x 2.62m)

Single drainer bowl and one half stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, tiled splash back, built in oven and four ring gas hob, extractor fan, built in microwave, plumbed for dishwasher, recessed spotlights, ample dining area.

Half Landing

Bathroom With Modern White Suite

Panelled bath with mixer taps, thermostatically controlled shower, fully tiled walls, recessed spotlights, chrome radiator, dual flush close coupled WC, vanity unit with mixer taps.

Second Floor

Landing

Access to roof space. Hot press with copper cylinder immersions heater and storage above.

Bedroom One

17'3" x 10'7" (5.26m x 3.23m)

Double built in robe, wooden floor, dormer window.

Bedroom Two

9'9" x 9'1" (2.97m x 2.77m)

Double built in robe.

Bedroom Three

8'7" x 7'5" (2.62m x 2.26m)

Outside

Enclosed garden to rear, low maintenance, fully paved, shrubs, boundary fencing. Driveway to car parking and integral garage, up and over door, light, power, plumbed for washing machine
16'5 x 10'7.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

For full EPC please contact the branch.

<https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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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.