



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

55 Sandown Road,
Belfast,
County Antrim,
BT5

Asking Price: £184,950

 **Reeds Rains**

reedsrains.co.uk

55 Sandown Road, Belfast, County Antrim, BT5

Asking Price: £184,950

EPC Rating: D

Ideally positioned within this highly regarded and ever sought after location, just a short stroll from the ever growing buzz of Ballyhackamore village, is this attractive end terrace property.

Internally the bright accommodation comprises two generous bedrooms, spacious through lounge dining room, fitted kitchen with breakfast/dining area and bathroom with white suite. Additionally the property benefits from gas central heating, double glazed windows and doors and an enclosed garden to rear.

A wide range of local amenities to include popular restaurants, coffee shops and transport links for city commuters are easily accessible.

This property we have no doubt will create an immediate interest on today's market. Early internal appraisal is strongly recommended in order to avoid disappointment.

Accommodation

uPVC double glazed front door to entrance hall, laminate wooden floor, recessed spotlights.

Spacious Through Lounge Dining Room

22'3" x 11'4" (6.78m x 3.45m)

Bay window, laminate wooden floor, recessed spotlights, under stairs storage, ample dining area.

Fitted Kitchen

20'2" x 7'9" (6.15m x 2.36m)

Single drainer stainless steel bowl and one half sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, ceramic tiled floor, built in oven and four ring gas hob, stainless steel chimney

extractor fan, plumbed for washing machine, recessed spotlights, breakfast/dining area, double glazed French doors to rear garden.

First Floor

Landing

Slingsby ladder to floored roof space, light, power, heating and under eaves storage.

Bedroom One

14'7" x 10'8" (4.45m x 3.25m)

Bedroom Two

11'1" x 9'5" (3.38m x 2.87m)

Bathroom

White suite, panelled bath with mixer taps and telephone hand shower, tiled splash back, ceramic tiled floor, dual flush close coupled WC, pedestal wash hand basin with mixer taps, chrome heated towel rail, extractor fan.

Outside

Enclosed garden to rear, lawns, shrubs, patio area, outside light and tap.
Enclosed side alleyway for bin access.
Access to car park from back garden.

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

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 Carrmoney 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.