



113 Farrington Gardens, Belfast,
BT14 7LS

Asking Price: £94,950

 Reeds Rains

reedsrains.co.uk

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Viewing Strictly By Appointment!

Description

Reeds Rains are delighted to present for sale this recently refurbished mid townhouse that is sure to appeal to those taking their first steps onto the property ladder. The property itself comprises lounge, kitchen, two bedrooms, modern bathroom and converted roofspace. Further features include gas heating and recently installed upvc windows. Homes in the area are in huge demand and early viewing is recommended to avoid disappointment!

Entrance Hall

Complete with laminate flooring.

Lounge

13'6" x 12'2" (4.11m x 3.7m)

Spacious and bright lounge with bay window aspect to the front. Complete with newly installed laminate flooring.

Kitchen

13' x 7'1" (3.96m x 2.16m)

Range of high and low level units with matching worktop surfaces. Stainless steel drainer unit and sink with chrome mixer tap. Plumbed for kitchen appliances and space for cooker. Fully tiled walls. Access to rear yard.

Stairs To First Floor Landing

Bedroom One

10'7" x 9'5" (3.23m x 2.87m)

Spacious double bedroom. Twin built in storage cupboards. Newly installed carpet.

Bedroom Two

10'1" x 7'2" (3.07m x 2.18m)

Newly installed carpet.

Bathroom

Stylish bathroom suite comprising panel bath, dual flush WC and wash hand basin with vanity unit beneath. Fully tiled walls and tiled splashback areas. Extractor fan. Upvc ceiling.

Converted Roofspace

Slingsby ladder access to converted roofspace. Partially floored. Electrical points. Velux window.

Externally

Off Street Parking

Ample off street parking to the front with paved and paviour driveway.

Enclosed Rear Garden

Enclosed rear yard with brick storage unit.

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/uksi/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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Laser Tape Clause

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