



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

3 Richhill Park,
Belfast,
County Antrim,
BT5

Offers Over: £315,000

 Reeds Rains

reedsrains.co.uk

3 Richhill Park, Belfast, County Antrim, BT5

Offers Over: £315,000

EPC Rating: D

Enjoying a slightly elevated position is this attractive, extended red brick detached family home.

Situated just off the Sandown Road this premium address offers fantastic convenience to a wide range of amenities & attractions.

Comber Greenway, regular public transport links, direct access in and out of Belfast City Centre and the many day to day amenities, shopping facilities and attractions within the vibrant Ballyhackamore Village are all close to hand.

This superb address also falls within the catchment area to a excellent selection of schooling for all ages.

Internally will require general updating throughout however offers fantastic potential to be a wonderful family home.

Property sales within this particular location have a proven track record of late, we therefore strongly encourage early internal inspection to avoid disappointment.

Covered Entrance Porch

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

Entrance Hall

Utility Room / Office

Plumbed for washing machine. Space for tumble dryer.

Downstairs Low Flush W/C

Wash hand basin with chrome mixer tap. Partly tiled walls.

Lounge

12'9" x 12'9" (3.89m x 3.89m)

Family Room

14'4" x 12'9" (4.37m x 3.89m)
Granite fireplace with gas fire inset.

Fitted Kitchen

14'2" x 11'9" (4.32m x 3.58m)
One bowl sink unit with pull out spray mixer tap. Excellent range of high and low level units with laminated work surfaces and stainless steel door furniture. Integrated four ring gas hob and separate built in double oven. Space for fridge / freezer. Casual seating area. Partly tiled walls. uPVC door to enclosed rear garden.

First Floor

Bedroom One

11'2" x 10'9" (3.4m x 3.28m)

En-Suite Shower Room

Comprising PVC panelled shower cubicle with electric shower unit. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled floor. Extractor fan.

Bedroom Two

12'6" x 10'4" (3.8m x 3.15m)
Excellent range of built in bedroom furniture.

Bedroom Three

10'5" x 9'2" (3.18m x 2.8m)

Family Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Electric shower unit. Folding shower screen. Wash hand basin with chrome dual mixer tap and splash back. Bidet. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Chrome heated towel rail.

Landing

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

Outside

Well tended garden area to front in lawn and shrubbery. Ample driveway car parking. Side access. Enclosed private easy to maintain garden to rear in patio and raised flower beds. Outside tap / light. Green house.

Garage

17'1" x 9'3" (5.2m x 2.82m)
With roller door. Light and power. Gas fired boiler.

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

For full EPC please contact the branch.

(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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All Measurements
All Measurements are Approximate.

