



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

29 Knocknagoney Avenue,
Belfast,
County Antrim,
BT4

Guide Price: £140,000

 **Reeds Rains**

reedsrains.co.uk

29 Knocknagoney Avenue, Belfast, County Antrim, BT4

Guide Price: £140,000

EPC Rating: C

Situated within a very popular and convenient residential location is this attractive semi-detached home.

Boasting generous accommodation throughout, on a large corner site this fantastic property represents an excellent opportunity for those seeking their first home.

For those whom commute daily, Belfast City Centre and the surrounding towns are easily accessible via the main arterial routes, outer ring and regular public transport links.

Hollywood & Ballyhackamore Villages are also easily accessible boasting a vast array of amenities and attractions.

Covered Entrance Porch

Composite front door with glazed inset to...

Entrance Hall

Ceramic tiled flooring. Under stairs storage.

L Shape Lounge Open Plan To Dining Area

17'8" x 13'1" (5.38m x 4m)

Ample dining area. Ceramic tiled flooring.

Fitted Kitchen

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

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and formica work surfaces. Space for cooker. Space for American fridge / freezer. Plumbed for washing machine. Ceramic tiled flooring. Built in storage. Wooden door to enclosed rear garden.

First Floor

Bedroom One

13'1" x 9'5" (4m x 2.87m)

Bedroom Two

10 x 7'9" (10 x 2.36m)

Bedroom Three

9'5" x 9'3" (2.87m x 2.82m)

At widest points. Built in storage with gas fired boiler.

Shower Room

Comprising PVC panelled shower cubicle with Mira electric shower unit. Feature wash hand basin with dual mixer tap. Heated towel rail. PVC Panelled walls and ceiling. Recessed spotlighting. Separate dual flush w/c. PVC panelled walls. Heated towel rail.

Landing

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

Outside

Well tended garden to front. Side access. Enclosed private garden area to side and rear bordered by fencing in lawn, flower beds and shrubbery. Paved patio area. Feature deck area. Outside storage with gas fired boiler. Outside tap / light. Outside power points.

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.