



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>66</b>
(39-54)	<b>E</b>	<b>43</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

5 Kingsway Close,  
Belfast,  
County Antrim,  
BT5

**Guide Price: £375,000**

Reeds Rains

reedsrains.co.uk

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EPC Rating: E

Fantastic Chain Free Detached Bungalow Within Unique Cul-De-Sac Location In E Kingsway Close is a small & exclusive development of five bungalows positioned just off Kingsway Drive in East Belfast.

Number 5 offers very deceptive & generous accommodation throughout on arguably the largest site within the cul-de-sac.

Internally will require general modernisation / upgrading throughout however offers fantastic potential to be a wonderful bungalow.

The location itself is hugely desirable due to the many day to day amenities and attractions all within close proximity.

Kings Square Shopping Square, Comber Greenway and regular public transport links are all within walking distance whilst the vibrant Ballyhackamore Village is a short drive away.

Belfast City Centre is also easily accessible via the main arterial routes and outer ring.

Bungalows in general are a rare acquisition at the best of time in East Belfast, coupled with this very desirable and sought after location interest will no doubt be immediate. With this in mind, early consideration to view comes strongly recommended.

**uPVC Front Door With Glazed Inset And Side Panel To...**

#### **Entrance Hall**

Large walk in cloak cupboard.

#### **Lounge**

#### **Dining Room**

12'9" x 10 (3.89m x 10)

Ample dining area.

#### **Fitted Kitchen**

15 x 13

One and 1/2 bowl sink unit with dual mixer tap. Excellent range of high and low level units with laminated work surfaces. Integrated four ring electric hob and integrated extractor hood. Separate built in double oven. Plumbed for washing machine. Space for fridge / freezer. Partly tiled walls. Ceramic tiled flooring. Concealed strip lighting. Glazed display cabinet. Casual dining area. uPVC door to enclosed rear garden.

#### **Bedroom One**

11'8" x 10'2" (3.56m x 3.1m)

#### **En-Suite Shower Room**

Comprising fully tiled corner shower cubicle with Mira electric shower unit. Pedestal wash hand basin with chrome mixer tap. Low flush w/c. Partly tiled walls. Built in storage cupboard.

#### **Bedroom Two**

13'3" x 10'9" (4.04m x 3.28m)

Built in bedroom furniture.

#### **Bedroom Three**

11'2" x 8'7" (3.4m x 2.62m)

#### **Bedroom Four**

10'4" x 8'5" (3.15m x 2.57m)

#### **Contemporary Family Bathroom Suite**

Comprising jacuzzi styled bath with mixer tap. Pedestal wash hand basin with chrome dual mixer tap. Low flush w/c. Fully tiled walls.

#### **Landing**

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

#### **Integrated Garage**

25'2" / 9'8" (7.67m / 2.95m)

Accessed via roller door. Light and power. Oil fired boiler.

#### **Outside**

Well-tended garden area to front in lawn and shrubbery. Ample driveway car parking for 3+ cars. Side access. Enclosed garden area to side and rear bordered by fencing and hedging in lawn and paved patio area. Outside tap / light. uPVC oil tank.

#### **CUSTOMER DUE DILIGENCE**

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For full EPC please contact the branch.

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Floorplan Clause  
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