



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	74
(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	

22 Wandsworth Gardens,
Belfast,
County Antrim,
BT4

 Reeds Rains

Asking Price: £274,950

reedsrains.co.uk

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EPC Rating: C

We are delighted to present to the open market this well appointed semi detached villa, positioned within this highly regarded residential location.

This fine property benefits from bright and spacious accommodation arranged over two floors, comprising three generous bedrooms, two separate reception rooms, fitted kitchen and bathroom with white suite.

Further benefits include ground floor cloakroom, utility area, gas central heating and double glazed windows and doors. Externally there is an enclosed garden to rear.

This property is only a short stroll from the ever growing buzz of both Ballyhackamore Belmont Villages with there wide range of amenities to include popular restaurants and coffee shops. Many of the provinces leading primary and secondary schools, George Best City Airport and public transport links for city commuting are all easily accessible.

We have no doubt that this property will create an interest when presented to the open market. To avoid disappointment, early internal appraisal is strongly recommended.

Accommodation

Front door to entrance hall, under stairs storage, recessed spotlights.

Ground Floor Cloakroom

Pedestal wash hand basin with mixer taps and tiled splash back, WC.

Utility Area

Plumbed for washing machine, ceramic tiled

floor.

Lounge

11'3" x 10'3" (3.43m x 3.12m)

Hole in wall fireplace with wooden surround and slate hearth.

Dining Room

14'8" x 10'9" (4.47m x 3.28m)

Hole in wall fireplace with wooden surround and slate hearth.

Fitted Kitchen

9'5" x 7'6" (2.87m x 2.29m)

Single drainer bowl and one half sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces and tiled splash back, ceramic tiled floor, wine rack, stainless steel built in oven and four ring hob, stainless steel chimney extractor fan, integrated fridge freezer, concealed gas boiler, integrated dishwasher, double glazed back door.

First Floor

Landing

Recessed spotlights. Access to roof space.

Bedroom One

15'6" (4.72) at widest x 11'7" (3.53)

Bedroom Two

11'4" x 10'4" (3.45m x 3.15m)

Bedroom Three

9'2" x 7'7" (2.8m x 2.3m)

Bathroom

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

taps, tiled splash back.

Outside

Front garden in lawns.

Enclosed garden to rear, lawns, boundary hedging and fencing, outside light and tap.

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/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

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party and a charge will apply of £20 + Vat for each person.

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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.