



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

317 Castlereagh Road,
Belfast,
County Antrim,
BT5

Asking Price: £199,950

 Reeds Rains

reedsrains.co.uk

317 Castlereagh Road, Belfast, County Antrim, BT5

Asking Price: £199,950

Council Tax Band:

EPC Rating: D

We are delighted to present to the open market this attractive semi detached villa, ideally positioned within this sought after of residential location.

Internally the property offers bright accommodation comprising, three bedrooms, spacious through lounge dining room, fitted kitchen and shower room with white suite. Further benefits include gas central heating and double glazed windows and doors.

Externally there is an enclosed garden to rear and driveway to car parking.

The property is within walking distance of many leading schools and public transport links for city commuting. Many day to day amenities are also only a short stroll away.

Properties within this location have a proven track record for creating strong demand when presented to the open market. Early viewing is recommended to avoid disappointment.

Accommodation

Front door to entrance porch, tiled floor. Inner front door to entrance hall, laminate wooden floor, cornice work, under stairs storage.

Spacious Through Lounge Dining Room

24'1" x 10'2" (7.34m x 3.1m)

Bay window, laminate wooden floor, ample dining area, double glazed French doors to rear garden.

Fitted Kitchen

16'2" x 8'4" (4.93m x 2.54m)

Ceramic sink unit with mixer taps, range of low level units, solid wood work surfaces, brick effect tiled splash back, ceramic tiled floor, stainless steel built in oven and four ring gas

hob, stainless steel chimney extractor fan, plumbed for washing machine, integrated dishwasher, double glazed back door.

First Floor

Landing

Slingsby ladder to roof space.

Bedroom One

10'6" x 9'2" (3.2m x 2.8m)

Cornice work

Bedroom Two

10'1" x 9'3" (3.07m x 2.82m)

Bedroom Three

7'4" x 7'2" (2.24m x 2.18m)

Wooden floor

Shower Room

White suite, fully tiled built in shower cubicle with thermostatically controlled shower and overhead rainforest drencher, pedestal wash hand basin with mixer taps, dual flush close coupled WC, half tiled walls, chrome heated towel rail, ceramic tiled floor.

Outside

Driveway to off street car parking.

Enclosed garden to rear in lawns, paved patio area, timber decking area, boundary fencing and hedging.

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.

For full EPC please contact the branch.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.