



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(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	

16B, Briarwood Park,
Belfast,
County Antrim,
BT5

Asking Price: £150,000

 Reeds Rains

reedsrains.co.uk

16B, Briarwood Park, Belfast, County Antrim, BT5

Asking Price: £150,000

EPC Rating: C

Ideally positioned within this highly regarded residential location is this well presented first floor apartment.

Internally this fine apartment offers bright and spacious accommodation comprising two generous bedrooms, shower room with modern white suite, lounge with dining area and modern fitted kitchen . Externally there is ample car parking and paved garden to rear.

This sought after location is only a short stroll from the many day to day amenities at Cherryvalley and Kings Square. The increasingly popular Eastpoint entertainment village, David Lloyd leisure and public transport links for city commuting are all easily accessible.

We have no doubt that this property will create an early interest on today's market, in order to appreciate the many quality attributes on offer, early viewing is strongly recommended to avoid disappointment.

Accommodation

uPVC double glazed front door to entrance hall, stairs to first floor.
Landing with built in store and access to roof space.

Spacious Lounge

19'1" x 10'4" (5.82m x 3.15m)
Bay window, ample dining area.
Open to kitchen

Modern Fitted Kitchen

9'9" x 9'8" (2.97m x 2.95m)
Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of and low level units with laminate work

surfaces, tiled splash back, laminate wooden floor, integrated dishwasher, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan integrated washing machine, integrated fridge freezer, recessed spotlights, breakfast area.

Bedroom One

14'1" x 9'6" (4.3m x 2.9m)
Built in robe.

Bedroom Two

9'5" x 7'5" (2.87m x 2.26m)

Shower Room

Modern white suite, double built in shower cubicle with thermostatically controlled shower and overhead rainforest drencher, dual flush close coupled WC, ceramic tiled floor, chrome heated towel rail, vanity unit with mixer taps, tiled effect wall covering, tongue and groove ceiling.

Outside

Paved garden area to rear.
Designated car parking and additional visitors car parking.

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.

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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.

For full EPC please contact the branch.