



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	74
England, Scotland & Wales		EU Directive 2002/91/EC	

18 Park Avenue,
Belfast,
County Antrim, BT4

Asking Price: £139,950

 Reeds Rains

reedsrains.co.uk

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Asking Price: £139,950

EPC Rating: C

We are delighted to present to the open market this attractive bungalow.

Internally the property benefits from bright accommodation comprising two bedrooms, lounge with fireplace, kitchen and shower room. Further benefits include gas central heating and double glazed windows and doors.

Externally there is off street car parking to rear and gardens to front and rear.

The property enjoys excellent convenience to a wide range of amenities to include Belmont Village and its many day to day amenities. Public transport links for city commuting via both road and rail, along with George Best city airport are also easily accessible.

This property we have no doubt will create an interest when presented to the open market. Early consideration to view is strongly recommended in order to avoid disappointment.

Accommodation

uPVC double glazed front door to entrance hall.

Lounge

15'8" x 11' (4.78m x 3.35m)

Wooden fireplace with marble inset and hearth, laminate wooden floor.

Kitchen

9'4" x 8'7" (2.84m x 2.62m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, formica work surfaces, tiled splash back, cooker space, extractor fan, plumbed for washing machine, breakfast area.

Inner hallway

Access to roof space.

Built in store with gas boiler.

Bedroom One

12'3" x 7'9" (3.73m x 2.36m)

Range of built in robes, laminate wooden floor.

Bedroom Two

9'5" x 8'7" (2.87m x 2.62m)

Built in robe, laminate wooden floor.

Shower Room

Walk in shower cubicle with electric shower unit, dual flush close coupled WC, vanity unit with mixer taps, fully tiled walls.

Outside

Off street car parking to rear.

Front garden in loose stones and shrubs.

Enclosed low maintenance garden to rear, outside 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/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.

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 Carrmonee 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.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor,

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)