



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>	69	70
(55-68)	<b>D</b>		
(39-54)	<b>E</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	

79 Park Avenue,  
Belfast,  
County Antrim,  
BT4

Asking Price: £145,000

 Reeds Rains

reedsrains.co.uk



79 Park Avenue, Belfast, County Antrim, BT4

**Asking Price: £145,000**

EPC Rating: C

We are delighted to present to the open market this attractive end terrace property.

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

Externally there is off street car parking to front and an enclosed garden to rear.

The property enjoys excellent convenience to a wide range of amenities to include Belmont Village and its many shops and restaurants, public transport links for city commuting via both road and rail are also close at hand.

This property we have no doubt will create an interest when presented to the open market. Ideally suitable for a first time buyer or investor alike, early consideration to view is strongly recommended.

#### **Accommodation**

uPVC double glazed front door to entrance hall, laminate wooden floor, under stair storage.

#### **Spacious Through Lounge Dining Room**

20'3" x 9'5" (6.17m x 2.87m)

Laminate wooden floor, ample dining area.

#### **Kitchen**

16'6" x 9'5" (5.03m x 2.87m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, tiled splash back, ceramic tiled floor, cooker space, plumbed for washing machine, pantry, uPVC double glazed back door.

#### **First Floor**

##### **Landing**

Access to roof space

##### **Bedroom One**

10'1" (3.07) x 8'7" (2.62) at widest points

Picture rail, cornice work

##### **Bedroom Two**

9'9" (2.97) x 8'7" (2.62) at widest points

Picture rail, cornice work

##### **Bedroom Three**

6'4" x 5'4" (1.93m x 1.63m)

Picture rail, cornice work.

##### **Shower Room**

White suite, fully tiled built in shower cubicle with thermostatically controlled shower, ceramic tiled floor, dual flush close coupled WC, wash hand basin with mixer taps, ceramic tiled floor, fully tiled walls.

##### **Outside**

Off street car parking to front. Enclosed garden to rear, artificial grass, paved patio area, boundary fencing, garden shed, 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/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.