



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>	<b>69</b>	<b>69</b>
(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	

3 Kinedar Crescent,  
Belmont,  
Belfast,  
BT4

Asking Price: £650,000

 Reeds Rains

reedsrains.co.uk



3 Kinedar Crescent, Belmont, Belfast, BT4

**Asking Price: £650,000**

EPC Rating: C

We are delighted to present to the open market this beautifully appointed detached villa, ideally positioned within one of East Belfast's most sought after residential locations.

Internally this fine property offers bright and spacious accommodation arranged over two floors comprising four generous bedrooms, Drawing Room with wood burning stove, bathroom with modern white suite and of particular note is the luxury fully integrated kitchen open plan to dining and family room. Further benefits include ground floor cloakroom, gas central heating and double glazed windows and doors. Externally there is a loose stone driveway to ample car parking, turning area and detached garage, with a large private garden to rear.

The property has undergone a complete refurbishment programme by its present vendor, with no expense spared to fixtures or fittings.

This desirable location offers ease of access to both Belmont and Ballyhackamore Villages with their wide range of day to day amenities. Public transport links for city commuting, George Best City Airport, Stormont Parliament Buildings, the Ulster Hospital and many of the province's leading schools are also close at hand.

Rarely would a property of this calibre present itself to the open market in this location. We have no doubt that the property will create immediate interest when presented to the open market and would strongly encourage early internal appraisal in order to avoid disappointment.

#### **Accommodation**

Front door with part glazed inset and side panels, reception hall, Herringbone floor, under stairs storage, cornice work, recessed spotlights.

#### **Ground Floor Cloakroom**

Pedestal wash hand basin with mixer taps and LED mirror above, dual flush close coupled WC, part wood panelled walls, Herringbone floor.

#### **Drawing Room**

15'2" x 11'4" (4.62m x 3.45m)  
Original wooden fireplace, natural brick hearth, wood burning stove, cornice work, bay window, Herringbone floor.

#### **Dining Room - Family Room**

12'2" x 11'9" (3.7m x 3.58m)  
Hole in wall fireplace, recessed spotlights, Herringbone floor, double glazed French doors to rear garden.

#### **Luxury Fully Integrated Kitchen**

16'5" x 13'1" (5m x 4m)  
Single drainer sink unit with mixer taps and Corian drainer, excellent range of high and low level units with soft closing doors, Corian work surfaces and upstand, plumbed for washing machine, integrated dishwasher, Herringbone floor, recessed spotlights, Bosch double built in oven and five ring induction hob, extractor fan, built in larder, integrated fridge freezer, breakfast bar, uPVC double glazed back door.

#### **First Floor**

##### **Landing**

Feature leaded and stained glass window. Recessed spotlights, cornice work.

##### **Bedroom One**

14'9" x 12' (4.5m x 3.66m)  
Bay window, laminate wooden floor, cornice work, excellent range of built in bedroom furniture, to include cupboards, drawers and

dressing table.

##### **Bedroom Two**

11'5" x 9' (3.48m x 2.74m)  
Laminate wooden floor, cornice work.

##### **Bedroom Three**

11'7" x 7'6" (3.53m x 2.29m)  
Laminate wooden floor, cornice work.

##### **Bedroom Four**

7'7" x 6'9" (2.3m x 2.06m)  
Laminate wooden floor.

##### **Family Bathroom With Modern White Suite**

Panelled bath with antique style shower and overhead rainforest drencher, brick effect tiled splash back, heated towel rail, ceramic tiled floor, vanity unit with antique style mixer taps, dual flush close coupled WC, recessed spotlights, ceramic tiled floor, fully tiled wall.

##### **Outside**

For full EPC please contact the branch.

Loose stone driveway to ample car parking and turning area, detached matching garage with up and over door, side access.

Front garden area in lawns. Large enclosed private garden to rear, lawns, extensive paved patio area, boundary hedging, 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/ukSI/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 party and a charge will apply of £20 + Vat for each person