



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

4 Kings Drive,
Belfast,
County Antrim,
BT5

Asking Price: £335,000

 Reeds Rains

reedsrains.co.uk

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EPC Rating: D

Positioned in a quiet cul de sac within this highly regarded and ever sought after residential location is this attractive red brick semi detached villa.

Internally the property has been finished to a high standard throughout by its present vendors. Internally the bright accommodation is arranged over two floors and comprises three generous bedrooms, lounge with fireplace, family bathroom with modern white suite and off particular note is the modern fitted kitchen open plan to dining and family room.

Further benefits include a ground floor cloakroom, gas central heating and double glazed windows and doors. Externally there is a tarmac driveway to car parking and detached garage with a private well tended enclosed garden to rear.

This prime location offers excellent convenience to many of the provinces leading schools. The many day to day amenities at Kings Square and Cherryvalley are within walking distance. The Comber greenway, Ulster Hospital, Stormont Parliament buildings and public transport links for city commuting are all easily accessible.

Properties within this location have a proven track record for creating strong demand when presented to the open market. In order to appreciate the many quality attributes on offer, early consideration to view is strongly recommended.

Accommodation

Composite front door to entrance porch, ceramic tiled floor, under stairs storage.

Reception hall, ceramic tiled floor, cornice work, under stairs storage.

Ground Floor Cloakroom

White suite, dual flush close coupled WC, pedestal wash hand basin with mixer taps and tiled splash back, ceramic tiled floor, chrome heated towel rail.

Lounge

16'2" x 10'9" (4.93m x 3.28m)
Wooden fireplace with cast iron and tiled inset, slate hearth, laminate wooden floor, cornice work, dual aspect, double glazed French doors to rear garden.

Modern Fitted Kitchen Open Plan To Dining And Family Room

26'5" x 10'8" (8.05m x 3.25m)
Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces and upstand, concealed lighting, ceramic tiled floor, stainless steel built in oven and four ring ceramic hob, stainless steel chimney extractor fan, integrated dishwasher, plumbed for washing machine, integrated fridge freezer, concealed gas boiler, recessed spotlights, ample dining and family area, bay window, dual aspect, uPVC double glazed back door.

First Floor

Landing

Leaded and stained glass feature window.

Access to roof space via slingsby ladder,

Bedroom One

15'4" x 10'9" (4.67m x 3.28m)
Dual aspect, cornice work.

Bedroom Two

10'7" x 8'2" (3.23m x 2.5m)

Bedroom Three

8'9" x 7'7" (2.67m x 2.3m)

Family Bathroom With Modern White Suite

Panelled bath with chrome mixer taps, brick effect tiled splash back, ceramic tiled floor, recessed spotlights, pedestal wash hand basin with mixer taps and tiled splash back, chrome heated towel rail, dual flush close coupled WC, fully tiled built in shower cubicle with thermostatically controlled shower and overhead rainforest drencher.

Outside

Cul de sac location.

Front garden in lawns.

Enclosed private garden to rear, lawns, extensive paved patio area, boundary fencing and hedging, outside lights and tap.

Tarmac driveway to car parking and detached garage with roller door.

CUSTOMER DUE DILIGENCE

For full EPC please contact the branch.

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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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