



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	71
(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	

70 Dunraven Park,
Belfast,
County Antrim, BT5

Asking Price: £149,950

 Reeds Rains

[reedsrains.co.uk](https://www.reedsrains.co.uk)

70 Dunraven Park, Belfast, County Antrim, BT5

Asking Price: £149,950

EPC Rating: C

This charming, extended Semi-Detached property enjoys a delightful position within this highly regarded & much sought after location.

Enjoying bright, beautifully presented and easy to maintain accommodation throughout - a perfect opportunity for those seeking their first step onto the property ladder.

Conveniently situated just off Grant Parade this quiet residential area falls within walking distance to local parks, shops, eateries and regular public transport links.

The many delights within Ballyhackamore Village, Tesco Superstore at Castlereagh and direct access in and out of Belfast City Centre are also close to hand.

With little to do other than move in and enjoy, this superb home must be viewed at your earliest convenience.

uPVC Front Door With Glazed Inset To...

Entrance Hall

Under stairs storage. Laminated wooden flooring.

Lounge Open Plan To Dining Area

19'8" x 9'2" (6m x 2.8m)

Feature fireplace with electric fire inset. Ample dining area. Laminated wooden flooring.

Rear Hall

Space for fridge / freezer.

Modern Fitted Kitchen

10'2" x 9'1" (3.1m x 2.77m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture. Wood effect work surfaces and up stand. Integrated four

ring electric hob and chimney extractor hood. Separate built in double oven. Plumbed for washing machine. Space for dishwasher. Partly tiled walls. uPVC door to side and uPVC door to rear.

First Floor

Bedroom One

9'9" x 9'9" (2.97m x 2.97m)

Laminated wooden flooring.

Bedroom Two

9'7" x 9'5" (2.92m x 2.87m)

Laminated wooden flooring.

Bedroom Three

6'11" x 5'7" (2.1m x 1.7m)

Contemporary Shower Room

Comprising fully tiled corner shower cubicle with thermostatically controlled shower unit with telephone hand shower and overhead drencher. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Ceramic tiled flooring. Recessed spotlighting. Extractor fan. Chrome heated towel rail.

Landing

Access to roof space via slingsby ladder - fully floored with light and power.

Outside

Well tended garden to front in lawn and shrubbery. Enclosed yard to rear.

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/c> ontents

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.

For full EPC please contact the branch.

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.