



19 Buttermilk Loney, Belfast,
County Antrim, BT14 8HG

Asking Price: £189,950

 **Reeds Rains**

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

Buttermilk Loney, Belfast, County Antrim, BT14

Asking Price: £189,950 To be advised

Council Tax Band:

EPC Rating: TBC

Viewing Strictly By Appointment!

Description

Reeds Rains are delighted to present for sale this immaculate semi detached home that has been finished to an exacting standard throughout by the current owners. The internal accommodation comprises entrance hall, lounge and dining room leading to bespoke fitted kitchen. Upstairs is complete with three spacious bedrooms and an extended shower suite. Further benefits include gas heating, double glazing, off street parking and enclosed gardens to the rear. We anticipate a high level of interest in this home and early viewing should be made to avoid disappointment!

Entrance Hall

Welcoming entrance hall complete with tiled flooring. Built in understair storage. Solid internal doors and architraves are a feature throughout this beautiful home.

Spacious Lounge Open To:

16'5" x 14'4" (5m x 4.37m)

Naturally bright and spacious lounge with feature bay window aspect to the front. Complete with cornice ceiling, wood strip flooring and open plan access to dining area.

Dining Area

9'9" x 8'3" (2.97m x 2.51m)

Located just off the lounge and complete with wooden flooring. Double doors to rear garden. Access to Kitchen.

Deluxe Fitted Kitchen

13'2" x 7'5" (4.01m x 2.26m)

Excellent range of high and low level units with matching worktop surfaces. One and half bowl stainless steel drainer units and sink with chrome mixer tap. Touch point electric hob with concealed extractor fan overhead. Built in twin oven and integrated fridge freezer. Plumbed for washing machine.

Stairs To First Floor Landing

Master Bedroom

12'5" x 11'5" (3.78m x 3.48m)

Spacious double bedroom with views to the front of the property. Complete with carpeted flooring.

Bedroom Two

12'4" x 11'2" (3.76m x 3.4m)

Spacious double bedroom complete with laminate wooden flooring.

Bedroom Three

10'4" x 9' (3.15m x 2.74m)

Complete with laminate wooden flooring.

Extended Stylish Shower Suite

10'6" x 7'7" (3.2m x 2.3m)

An deluxe and extended shower suite offering large walk in shower cubicle with mains shower and waterfall drench attachment. Wall mounted wash hand basin and low flush WC. Wall hung anthracite towel radiator. Fully tiled walls and flooring.

Externally

Off Street Parking

Ample off street parking to the side of the property.

Enclosed Rear Garden

A deceptively spacious rear garden decked and tarmac patio areas leading to tiered lawn and decked areas with views towards Belfast Lough and further afield.

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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.

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.

For full EPC please contact the branch.