



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	

65 South Sperrin,
Belfast,
County Antrim,
BT5

Guide Price: £215,000

 **Reeds Rains**

reedsrains.co.uk

65 South Sperrin, Belfast, County Antrim, BT5

Guide Price: £215,000

EPC Rating: C

Beautifully presented throughout, ready to just move in and enjoy is this charming red brick extended Semi-Detached home.

Boasting bright, well-presented and easy to maintain accommodation throughout, this fantastic home will cater the requirements of many potential buyers in today's market.

Conveniently positioned just off the Kings Road, this excellent location falls within close proximity to Kings Square Shopping Square, Eastpoint Entertainment Village, Comber Greenway and regular public transport links.

Furthermore Belfast City Centre and the neighboring towns are all easily accessible whilst both Ballyhackamore & Dundonald Villages are close by.

Early inspection comes strongly recommended.

Steps to...

Composite front door with glazed inset and side panel to...

Entrance Hall

Built in storage cupboard with Worchester gas fired boiler. Cloak under stairs. Recessed spotlighting. Laminated wooden flooring.

Lounge Open Plan To Dining Area

28'7" x 10'11" (8.7m x 3.33m)

At widest points. Hole in wall fireplace with floating mantle. Ample dining area. Laminated wooden flooring. Part recessed spotlighting.

Stunning Fitted Kitchen

12'5" x 7'4" (3.78m x 2.24m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with wood effect work surfaces and stainless steel

door furniture. Space for cooker and chimney extractor hood. Plumbed for washing machine. Space for fridge / freezer. Partly tiled walls. Recessed spotlighting. Breakfast bar. uPVC door to enclosed rear garden.

First Floor

Bedroom One

11'5" x 9'11" (3.48m x 3.02m)

Recessed spotlighting.

Bedroom Two

10'10" x 9'10" (3.3m x 3m)

Recessed spotlighting.

Bedroom Three

7'7" x 7'6" (2.3m x 2.29m)

Large built in wardrobe. Laminated wooden flooring.

Modern White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Shower screen. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Chrome heated towel rail. PVC panelled walls. Recessed spotlighting. Extractor fan.

Landing

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

Outside

Ample driveway car parking for multiple cars with car port. Side access. Enclosed private easy to maintain garden to rear in lawn and paved patio area. Outside tap / light.

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>

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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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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.