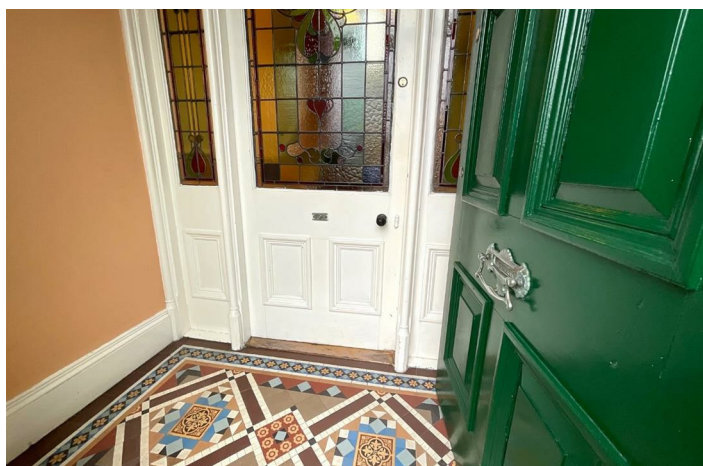
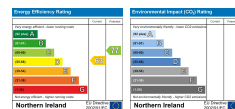




1 Cregagh Park
 Belfast, BT6 9LF

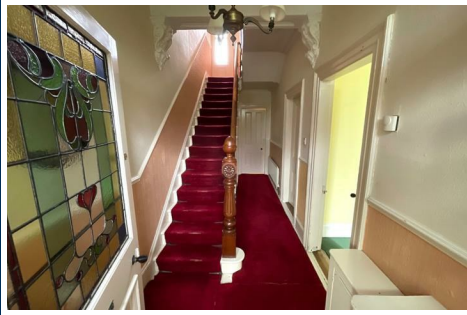
Offers in the region of
£320,000



1 Cregagh Park

, Belfast, BT6 9LF

Offers in the region of £320,000



OPEN VIEWING - SATURDAY 25TH OCTOBER
BETWEEN 9.45AM AND 10.45AM

A rare opportunity to acquire a sizeable family home in the highly regarded Cregagh area of East Belfast which boasts an abundance of character and charm. This house will appeal to many including growing families, investors and those who appreciate the convenience of urban living mixed with flexible accommodation.

Retaining many original features this unique property comprises vestibule entrance hall with stunning mosaic flooring and stained glass windows, generous hallways and landings, two well proportioned receptions with original fireplaces and bay windows, fitted kitchen, utility/mud room, three piece bathroom suite (separate WC) and five well proportioned bedrooms. Outside there is a driveway, detached garage, lean to patio, storage shed with outdoor toilet and generous mature gardens to explore.

The property further benefits from gas fired central heating and exceptional views overlooking Belfast city and beyond.

Cregagh Park is conveniently located close to many leading shops and amenities as well as prestigious primary and secondary schools. It also shares excellent transport links with the city centre and beyond.

Contact Rea Estates now for further details or to arrange an appointment to view.

Ground Floor

Vestibule Entrance

Hardwood front door, stunning mosaic tiling, wooden internal door with stained glass insets leading to:

Hallway

Beautiful original mouldings, generous under stair storage, enclosed electricity meter, stairs leading to first floor

Front Reception 15'5" x 12'5" (4.72m x 3.80m)

Into bay, tiled fireplace and surround, double panelled radiator

Rear Reception 10'4" x 15'8" (3.15m x 4.78m)

Into bay, tiled fireplace and surround, double panelled radiator

Kitchen 16'9" x 12'6" (5.12m x 3.82m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer tap, integrated oven with gas hob and extractor hood, plumbed for a dishwasher, fridge freezer space, tiled flooring, recessed lighting, double panelled radiator, dining space, access to side garden, separate larder, leading to:

Rear Hallway

Storage shelves, panelled radiator

Utility Room

Wall mounted Belfast sink, wall mounted gas boiler, plumbed for washing machine, double panelled radiator, access to rear garden

First Floor

Front Bedroom 15'7" x 12'4" (4.77m x 3.78m)

Into bay, double panelled radiator

Bedroom 2 10'2" x 12'5" (3.11m x 3.79m)

Feature fireplace, double panelled radiator

Bedroom 3 10'2" x 8'5" (3.11m x 2.59m)

Feature fireplace, double panelled radiator

Bathroom

Classic white bathroom suite including chain flush WC (separate), pedestal wash hand basin and panelled bath with shower attachment overhead

Landing

Stairs leading to second floor

Second Floor

Bedroom 4 10'7" x 11'10" (3.24m x 3.63m)

Feature fireplace, double panelled radiator

Bedroom 5 7'6"em x 19'1" (2.3em x 5.83m)

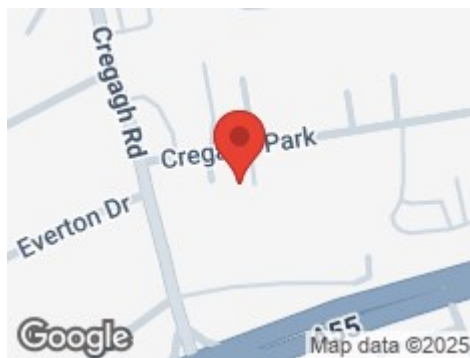
Velux window, exceptional city views

Outside

Metal privacy fencing and entrance gate, paved driveway, detached garage with up and over door, mature gardens laid out in lawn with various shrubs and trees, winding steps leading to front door, lean to patio to side, storage shed with plumbed WC



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.