




6 Cregagh Park East, Upper Cregagh Road, Belfast, BT6 9LG

Asking Price £225,000

Located in a prime and sought after location off the upper Cregagh Road, 6 Cregagh Park East is a spacious and attractive home, that offers fantastic accommodation and convenience to many local amenities. The accommodation in brief comprises, on the ground floor 2 good size reception rooms, with the rear family dining area now open to a modern fitted kitchen, a ground floor w.c, with the 1st floor finished with 3 very well proportioned bedrooms, a large bathroom with a separate shower cubicle. From the bedroom to the rear there are fantastic views over Belfast and its many landmarks. This home also enjoys convenience to many local amenities including local shops, leading schools, bus and arterial routes into Belfast city centre. A fine home that is bigger than most we would encourage early viewing as we do expect high levels of enquiry.

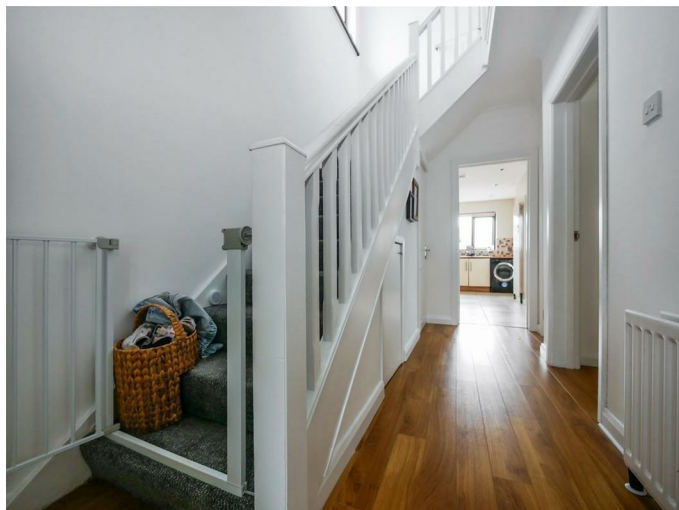
- Semi detached home
- Two reception rooms
- Ground floor w/c
- Gas central heating
- Detached garage
- Three generous bedrooms
- Back reception open to the fitted kitchen
- Large 1st floor bathroom suite with a separate shower cubicle
- Double glazed windows
- Gardens to the front and also to the rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	70	71
	EU Directive 	

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall



Laminate flooring, cloaks under stairs.

Under stairs cloaks



Comprising low flush w/c, wash hand basin with storage below, recessed spotlight.

Lounge 14'5 x 11'9 (4.39m x 3.58m)



To the bay window, recessed spotlights.

Family dining room 13'1 x 10'2 (3.99m x 3.10m)



Tiled floor, recessed spotlights, double glazed French doors to the the rear gardens. The dining room opens to the modern fitted kitchen.

Kitchen 15'9 x 8'5 (4.80m x 2.57m)



Full range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, 4 ring hob and under oven, plumbed for washing machine, integrated fridge freezer, gas boiler, recessed spotlights. Tiled floor.

1st floor

Landing, access to the roof space.

Bedroom 1 14'6 x 10'4 (4.42m x 3.15m)



To the bay window.

Bedroom 2 12'6 x 10'4 (3.81m x 3.15m)



Laminate flooring, pleasant views towards Belfast.

Bedroom 3 9'1 x 7'8 (2.77m x 2.34m)



Laminate flooring, built in robe.

Bathroom 8'8 x 8'1 (2.64m x 2.46m)



Large family bathroom comprising panelled bath, mixer taps, corner shower cubicle

with chrome thermostatically controlled shower, low flush w/c, pedestal wash hand basin, part tiled walls, chrome wall mounted radiator, tiled floor.

Outside

Off street parking leading to a detached garage.

Detached garage 26'1 x 9'2 (7.95m x 2.79m)

Up and over door, light and power.

Front gardens



Low maintenance gardens to the front in loose stone.

Rear gardens

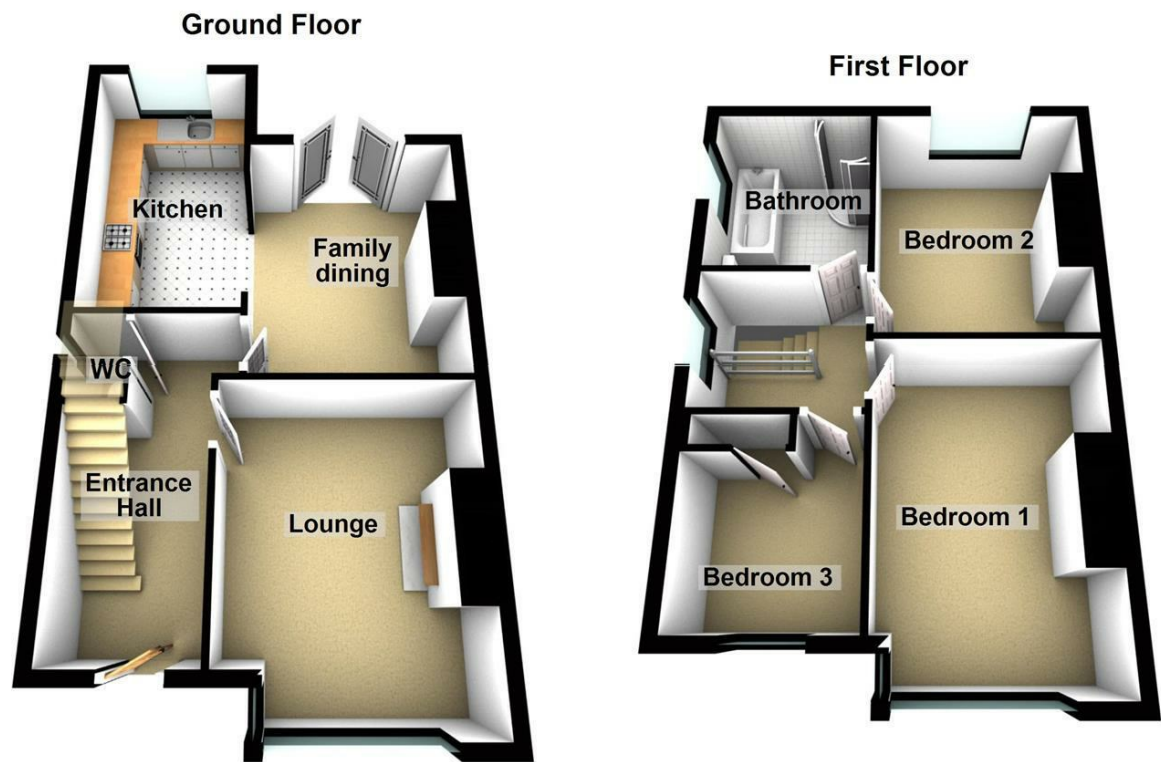


Gardens to the rear laid in lawn with additional flagged patio and decking areas, outside light and tap.

Additional rear garden image



Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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