



25 Gibson Park Gardens, Cregagh Road, Belfast, BT6 9GN

Asking Price £220,000

Ideal location for those seeking good access to the city centre, Gibson park Gardens has consistently been a popular residential address with young families and first time buyers as it is convenient to Rosetta / Cregagh/ Ormeau and Ravenhill Hill Roads with wide range of coffee shops, restaurants and good transport links into and out of Belfast. Internally this modernised property comprises, lounge with separate living room, an extended kitchen with dining area. Upstairs there are three well proportioned bedrooms and a white bathroom suite. In addition the property benefits from double-glazing & gas fired central heating, driveway at the rear an outside there are lawn garden to both the front and the rear with mature range of plants, trees and shrubs. Immediate viewing is essential!

- Attractive semi detached home
- Two reception rooms
- 1st floor white bathroom suite
- Double glazed windows
- Driveway with potential parking
- Three good size bedrooms
- Kitchen / dining area
- Gas central heating
- Garden to the front and rear laid in lawn
- Within walking distance of many local amenities & bus routes

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(37-49) A			
(49-61) B			
(61-85) C			
(85-95) D			
(95-105) E			
(105-135) F			
(135-155) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

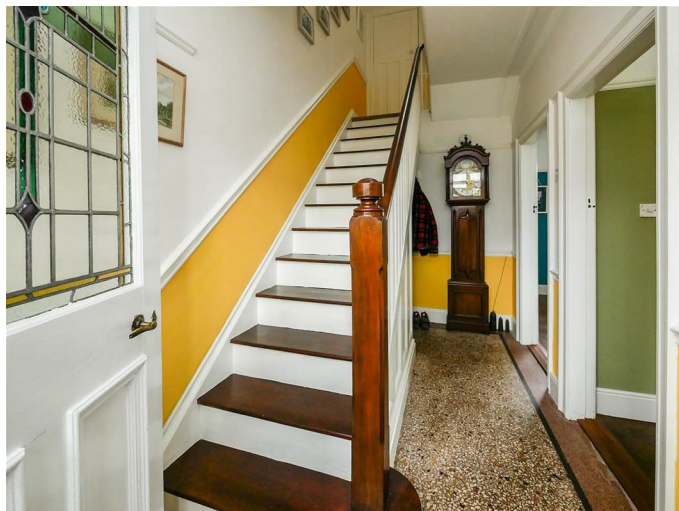
The accommodation comprises

Hardwood front door leading to the entrance porch

Entrance porch

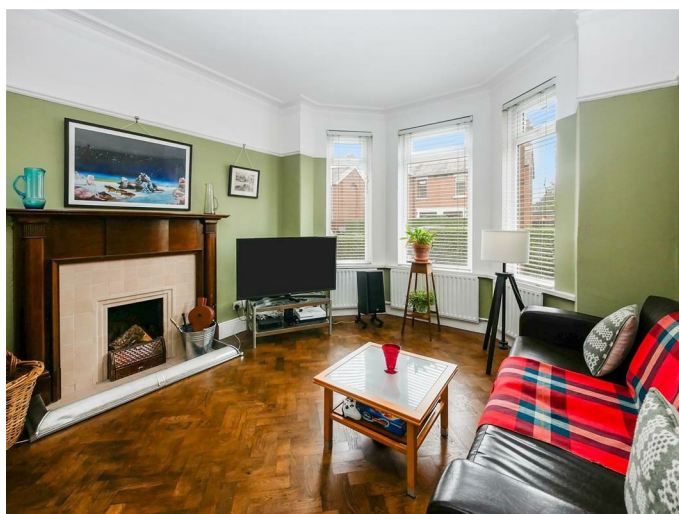
Terazzo flooring, hardwood inner door with stain glass panel leading to the entrance hall.

Entrance hall



Terazzo flooring. Under stairs annex.

Lounge 14'1 x 12'0 (4.29m x 3.66m)



To bay window.

Solid wood herring bone floor, tiled fireplace with raised tiled hearth housing an open fire.

Living / dining 11'7 x 10'9 (3.53m x 3.28m)



Solid wood herring bone floor, tiled fireplace with raised tiled hearth housing and open fire.

Extended kitchen 23' x 9'1 (7.01m x 2.77m)



At widest points.

Shelving storage, cooker space with extractor fan, sink unit, plumbed for washing machine, gas boiler, open to the dining area.

Dining area



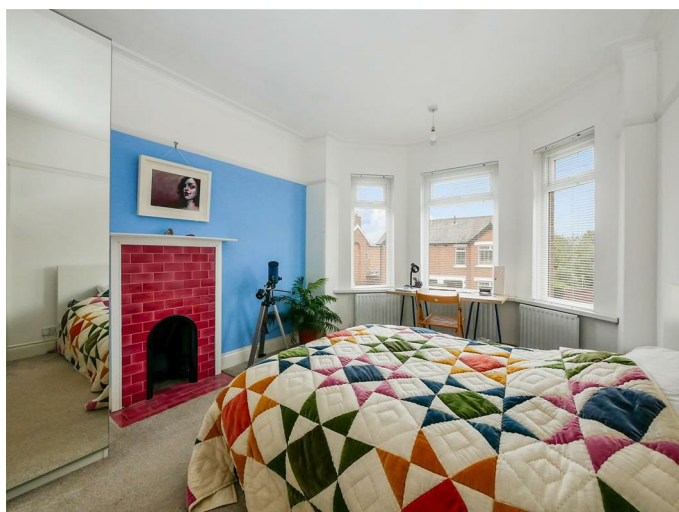
Access to storage.

Storage facility 10'7 x 6'2 (3.23m x 1.88m)

1st floor

Landing, Storage cupboard, access to the roof space.

Bedroom 1 14'3 x 10'9 (4.34m x 3.28m)



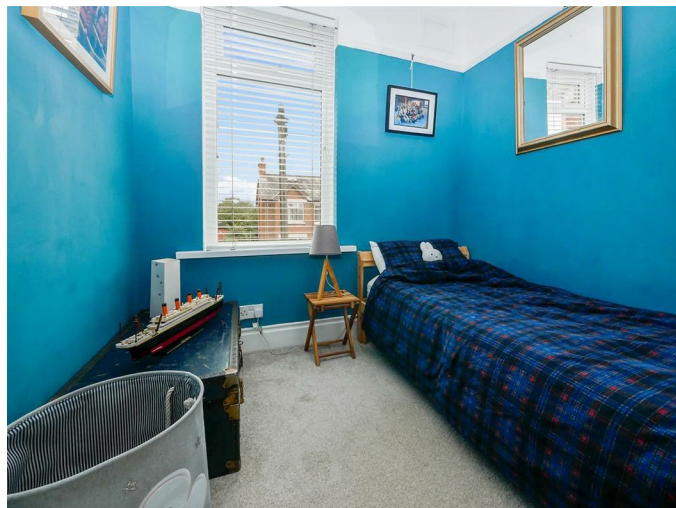
To bay window, decorative fireplace.

Bedroom 2 11'7 x 10'9 (3.53m x 3.28m)



Decorative fireplace.

Bedroom 3 8'2 x 7'5 (2.49m x 2.26m)



Built in robe.

Bathroom 8'8 x 7'8 at widest points (2.64m x 2.34m at widest points)



White suite comprising wood panelled bath, chrome shower, low flush w/c, pedestal

wash hand basin, part tiled walls, extractor fan,

Outside

Front gardens

Gardens to the front laid in lawn.

Rear gardens



Garden to the rear laid in lawn with a range of mature plants, trees and shrubs, flagged patio and additional concrete area with double gate access and potential to park off road.

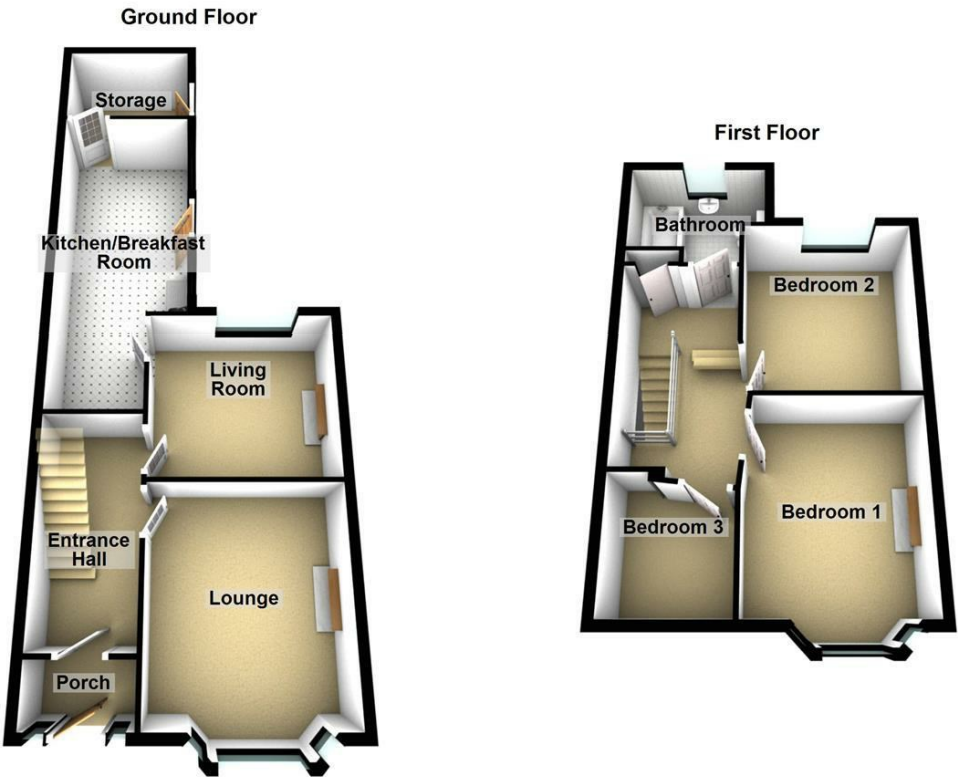
Additional rear garden image



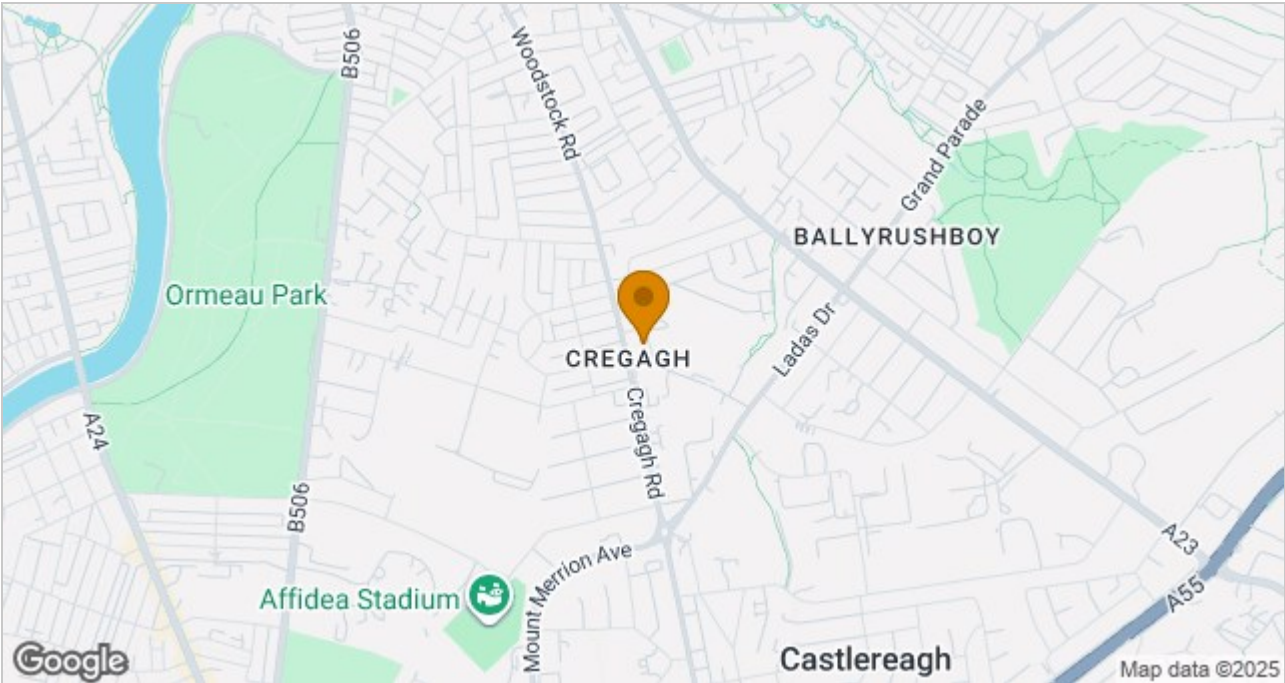
Rear elevation



Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101
FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark