



14 Merok Gardens, Cregagh, Belfast, BT6 9NA

Asking Price £199,950

14 Merok Gardens is a well maintained red brick semi detached home located in a convenient and sought after location, close to many local amenities including shops, schools and bus routes which are all within a short distance from the property. Comprising three good sized bedrooms, a bright and spacious lounge, a fitted kitchen and bathroom with white suite / separate w/c, as well as offering oil fired central heating and double glazed windows. Externally the property offers low maintenance gardens to the front with an artificial grass finish and enclosed lawn garden to the rear. There is also off street parking that leads to the semi detached garage. This property does require some updating but it could be transformed into a modern home in a desirable location.

- Chain free semi detached home
- Lounge open to the dining room
- 1st floor bathroom plus separate w/c. Additional ground floor w/c
- Double glazed windows
- Off street parking leading to the semi detached garage
- Three good size bedrooms
- Fitted kitchen
- Oil heating
- Garden to the front and rear
- Such a convenient location

Energy Efficiency Rating		Current	Potential
(92-100)	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			
		EU Directive 2002/91/EC	

Key: energy efficient - lower running costs

Current: 53

Potential: 72

The accommodation comprises

Glass panelled front door leading to the entrance hall.

Entrance hall



Cloaks



Ground floor w/c.

Lounge / dining 24'5 x 11'9 (7.44m x 3.58m)



Dining image



Kitchen 9'8 x 7'3 (2.95m x 2.21m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, extractor fan, 4 ring hob and under oven, plumbed for washing machine, plumbed for dishwasher. Fridge space.

1st floor

Landing, roof space access.

Bedroom 1 12'4 x 10'6 (3.76m x 3.20m)



Bathroom 7'5 x 5'5 (2.26m x 1.65m)



Bedroom 2 11'7 x 10'6 (3.53m x 3.20m)



White suite with adapted walk in bath, mixer taps, wash hand basin with storage below, fully tiled walls, hot press.

W/C 4'2 x 2'7 (1.27m x 0.79m)



Bedroom 3 9'7 x 7'8 (2.92m x 2.34m)



Low flush w/c, fully tiled walls.

Outside

Off street parking leading to the semi detached garage.

Semi detached garage 18'6 x 9'6 (5.64m x 2.90m)

Up and over door, light and power, housing oil fired boiler.

Front garden

Low maintenance garden to the front in an artificial grass finish.

Rear garden

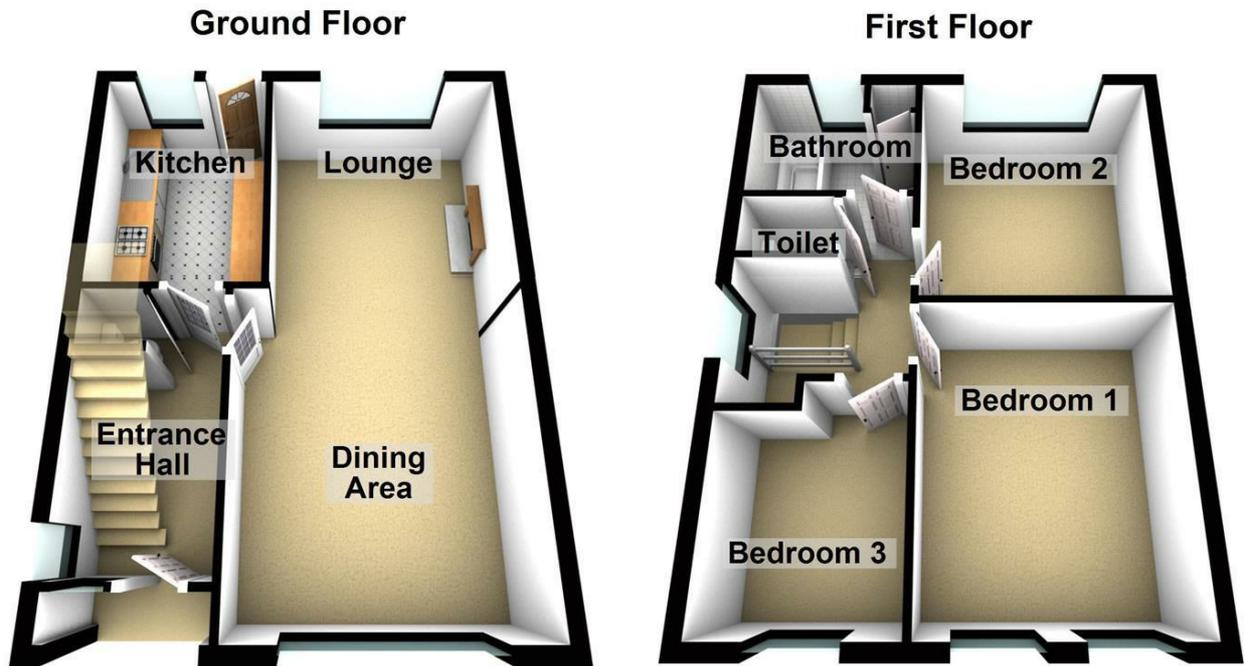


Garden to the rear laid in lawn, range of plants, trees and shrubs, Outside tap. Outhouse with storage, summer house at the rear of the garden.

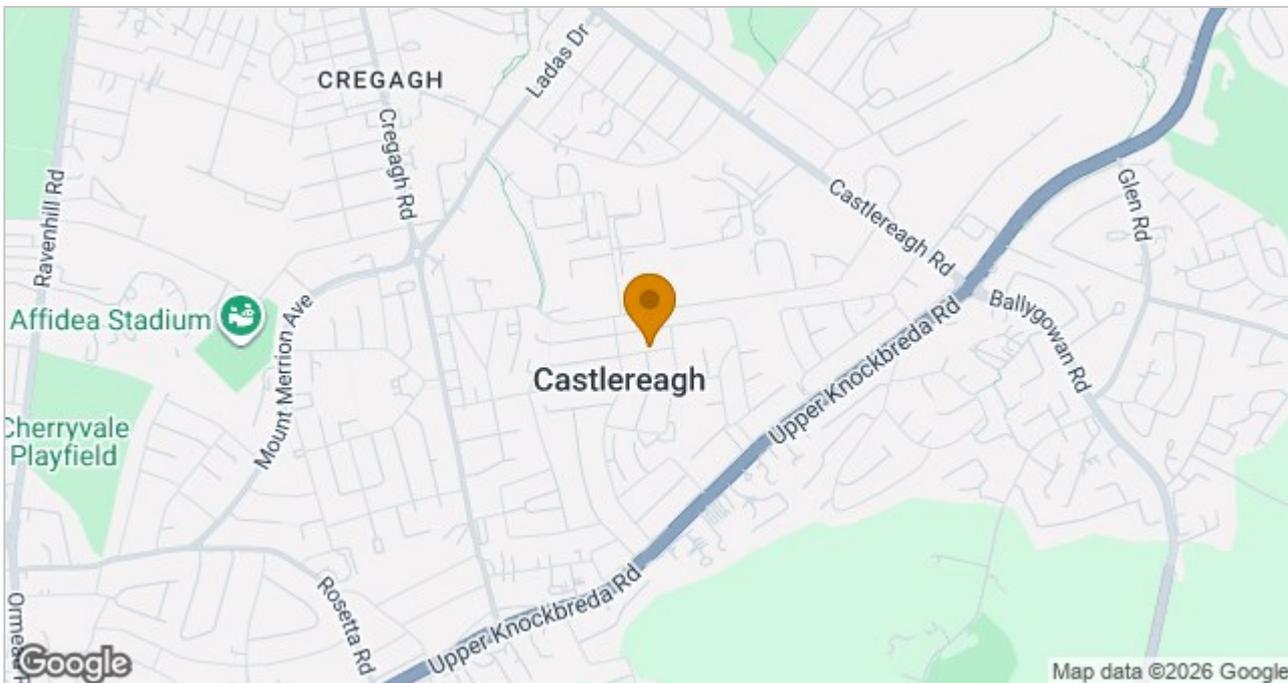
Rear elevation



Floor Plan



Area Map



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