



12 Glencregagh Road, Upper Knockbreda Road, Belfast, BT8 6FZ

Asking Price £335,000

Set well back off Glencregagh Road, this detached bungalow has been extended to the rear and offers well proportioned accommodation comprising three good sized bedrooms, spacious lounge to the front, extended fitted kitchen and extended bathroom with separate shower cubicle.

Outside there is a front garden laid in lawn, detached garage and superb rear garden laid in lawn with raised patio that not only captures the afternoon and early evening sun but have fantastic views. Glencregagh Road also offers convenience to the Upper Knockbreda Road with great road and transport links to most parts of the City as well as being only a short walk to Lesley Forestside Shopping Centre.

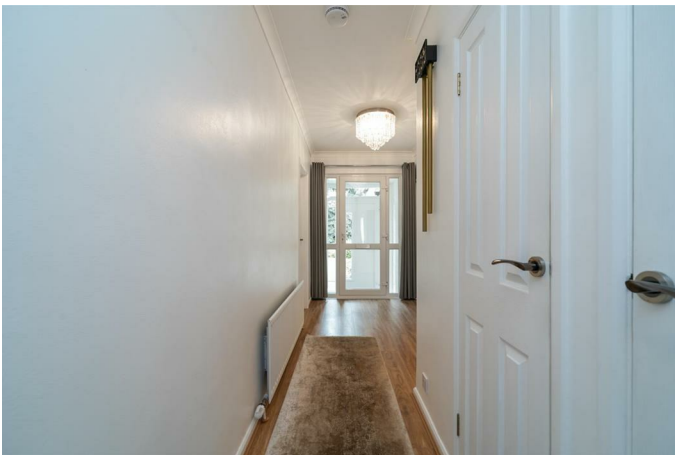
This is a superb, well maintained home in a popular residential location.

- Extended Detached Bungalow
- Spacious Lounge
- Contemporary White Bathroom Suite
- Double Glazed
- Detached Garage
- Three Good Sized Bedrooms
- Extended Kitchen / Dining
- Oil Heating
- Driveway With Ample Parking
- Enclosed Rear Patio & Garden With Lovely Views

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(37-49) A			
(41-51) B			
(55-65) C			
(66-77) D			
(78-84) E			
(85-92) F			
(93-100) G			
Not energy efficient - higher running costs			
Northern Ireland		51	61
EU Directive 2002/91/EC			



Entrance / Porch / Hall



Upvc glass panelled front door with glazed side panels to entrance Porch. Pvc glass panelled inner door with glazed side panels to entrance hall. Built in storage. Laminate flooring.

Lounge 18'7 x 13'4 (5.66m x 4.06m)



Feature wood panelled wall with mounted T V Laminate flooring. Spot-lights.

Fitted Kitchen/ Dining 18'2 x 10'6 (5.54m x 3.20m)



Excellent range of high and low level units, built in hob, overhead extractor fan, double oven, integrated fridge freezer. Fully tiled walls. Tiled flooring. Spot-lights.

Bedroom One 12'1 x 10'8 (3.68m x 3.25m)



Built in sliding robes and additional robe beside.

Bedroom Two 13'8 x 9'8 (4.17m x 2.95m)



Laminate flooring.

Bedroom Three 10'9 x 10'3 (3.28m x 3.12m)



(at widest points) Laminate flooring. Double mirrored sliding robe.

Contemporary White Bathroom Suite



Comprises corner bath with mixer taps, sink unit with mixer taps with storage below and mirror above, low flush w.c Matching side cabinet. Separate corner cubicle with Mira sport shower unit, Part tiled walls. Tiled flooring.

Outside Front

Driveway with ample parking to a detached garage.

Detached Garage 22'5 x 9'2 (6.83m x 2.79m)

Roller door. Light and power.

Outside Rear

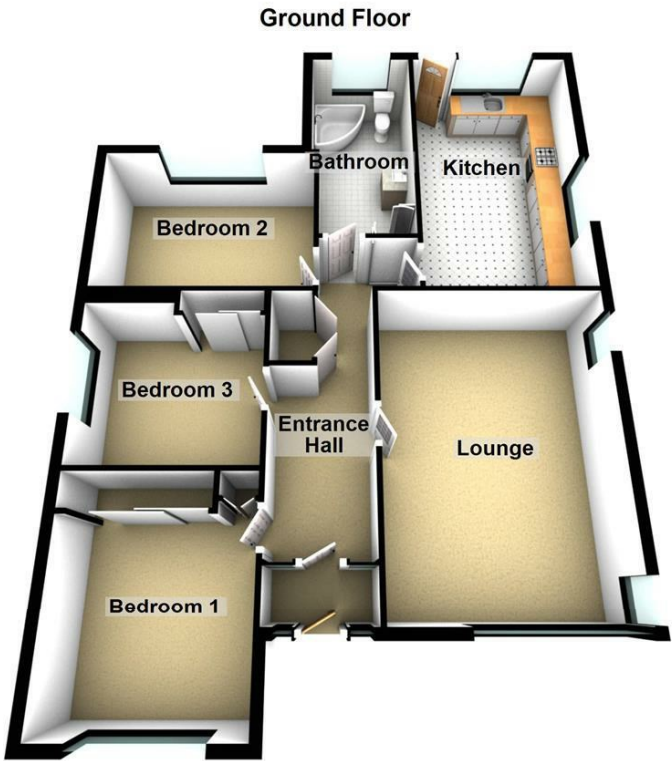


Enclosed flagged patio area to the rear. Garden laid in lawn with views out to Cavehill. Additional raised patio area maximising the views , capturing the sun.

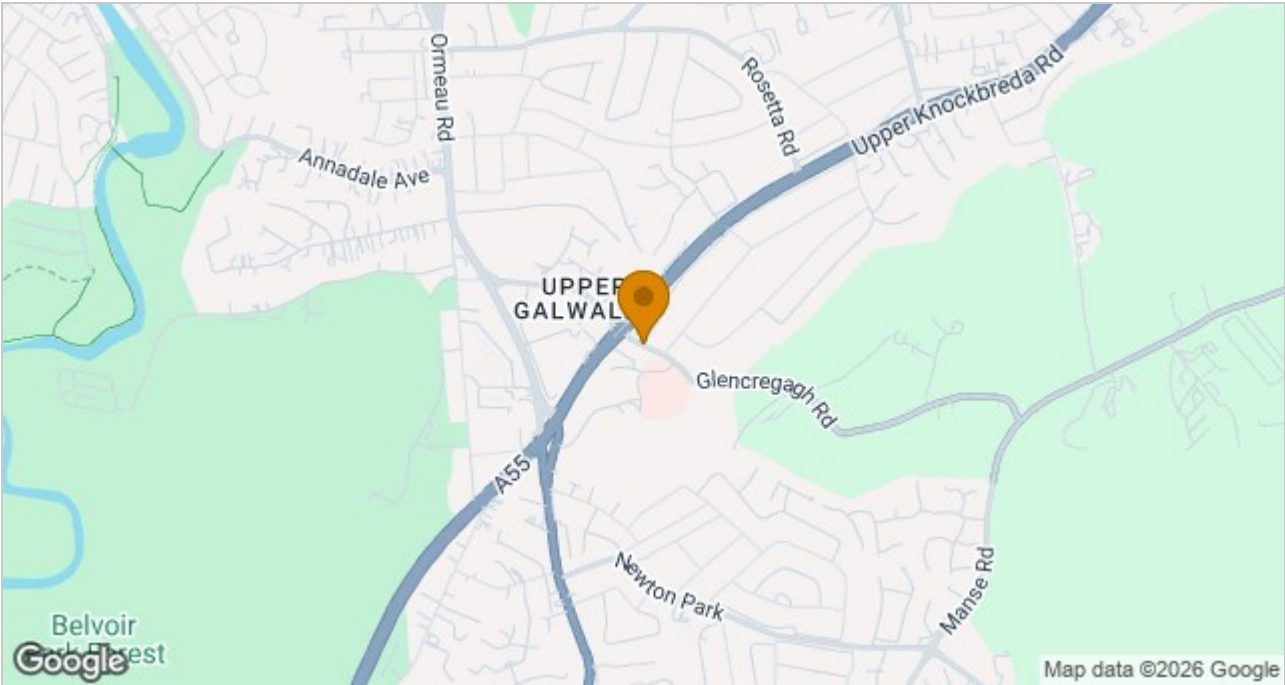




Floor Plan



Area Map



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