



238 Cregagh Road, Cregagh, Belfast, BT6 9EU

Asking Price £199,950

Located on the popular and convenient Cregagh Road, this is an ideal starter home for those looking take the first steps upon the property ladder in an area where demand out weighs supply at present. Amenities are something which are so close and convenient to this property including local shops, bus and arterial routes to and from Belfast city centre. Accommodation comprises in brief, 3 good sized bedrooms, and there is a bright and spacious lounge with dining area, a modern fitted kitchen. On the 1st floor there is a spacious white bathroom suite. Outside there are low maintenance gardens to both the front and rear with the use of artificial grass and paving creating relatively easy maintenance free areas. In addition the property benefits from a parking area to the rear. A fine home, well maintained throughout, we would recommend immediate viewing to fully appreciate.

- Well maintained mid terrace home
- Lounge open to the dining area
- White bathroom suite
- Double glazed windows (Bar 1)
- Enclosed rear gardens and parking to the rear
- Three bedrooms
- Modern fitted kitchen
- Gas heating
- Gardens to the front
- Close to so many amenities

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		61	70
EU Directive 2002/91/EC			

The accommodation comprises

Hardwood and glass panelled front door leading to the entrance hall.

Entrance hall



Laminate flooring.

Lounge / dining 27'9 x 10'4 (8.46m x 3.15m)



At widest points.
Laminate flooring, open to the dining area.

Dining



Laminate flooring.

Kitchen 15'6 x 6'1 (4.72m x 1.85m)



Full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and under oven, extractor fan, plumbed for washing machine, fridge freezer space, tiled floor, under stairs storage.

1st floor

Bedroom 1 13'7 x 9'9 (4.14m x 2.97m)



Laminate flooring

Bedroom 2 11'5 x 8'6 (3.48m x 2.59m)



Laminate flooring.

Bathroom 11'6 x 6'4 (3.51m x 1.93m)



White suite comprising panelled bath, mixer taps, Triton Enrich shower, low flush w/c, pedestal wash hand basin, part tiled walls, tiled floor, hot press and gas boiler.

2nd floor

Bedroom 3 13'8 x 11'6 (4.17m x 3.51m)



Eaves storage and additional built in robes.

Outside

Front gardens



Garden to the front laid in lawn. loose stone border.

Rear gardens

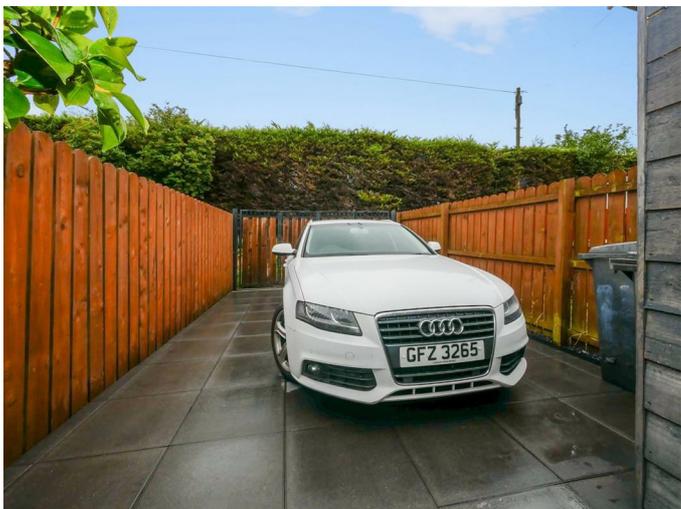


Paved patio areas to the rear with additional artificial grass areas, outside tap and light.

Rear elevation

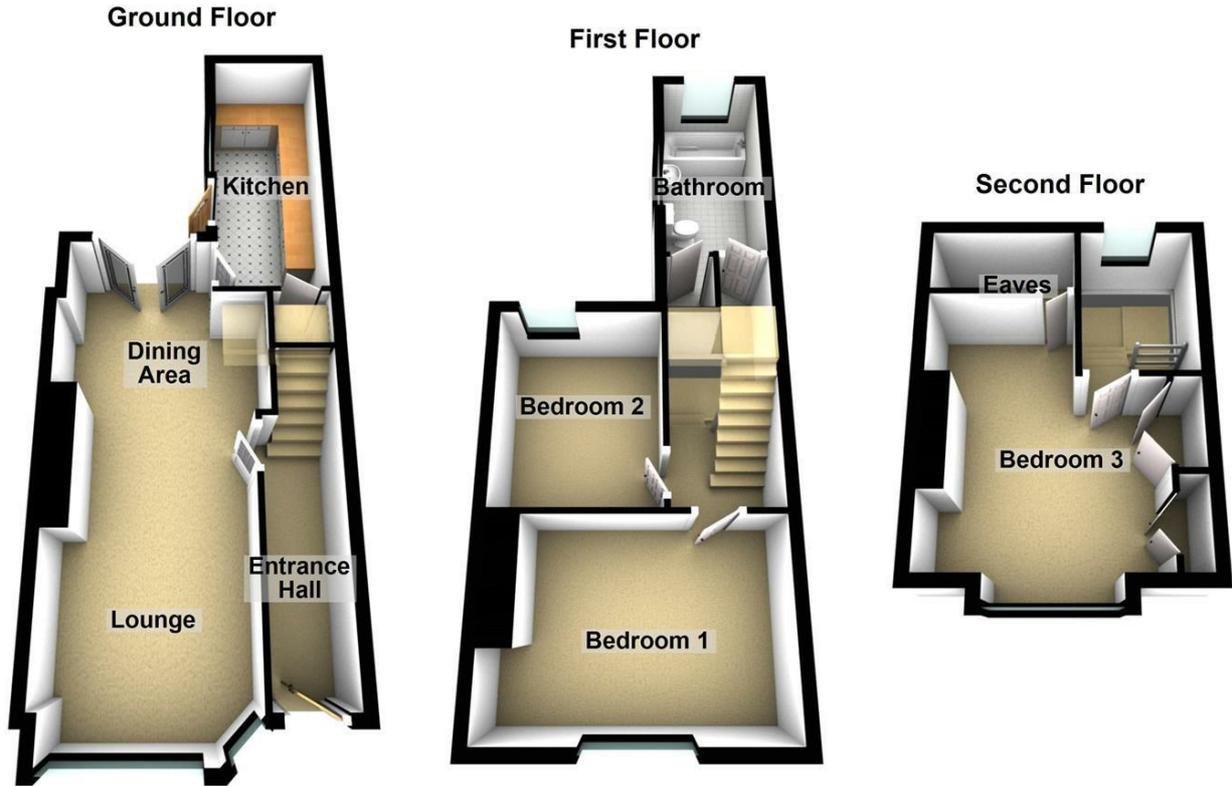


Rear parking



Parking to the rear.

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

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