



44 Cregagh Park, Upper Knockbreda Road, Belfast, BT6 9LF

Asking Price £340,000

44 Cregagh Park is situated in a secluded cul de sac off the Cregagh Road, looking over the St Finian's Church Grounds. A short walk provides access to the Upper Knockbreda Road, Cregagh, Rosetta and Ormeau Road and with its array of cafes, restaurants and entertainment facilities.

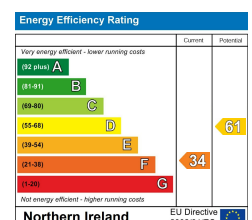
The property itself offers spacious well proportioned accommodation comprises, lounge to the front, living room and extended kitchen to the rear, which, if converted to one room, would make a fantastic kitchen / dining / living, utility room and downstairs w/c.

Upstairs there are three bedrooms and family bathroom and staircase to the floored roof space.

Outside the property benefits from mature gardens front and rear and driveway with ample parking leading to attached garage.

A superb period home with fantastic potential to create your dream family home.

- Extended Semi Detached Home
- Two Reception Rooms
- Utility & Downstairs W/C
- Driveway With Ample Parking
- Super Front Gardens With Open Aspect
- Three Bedrooms (Plus Floored Roof-space For Storage)
- Fitted Kitchen / Dining
- Oil Heating / Majority Double Glazed
- Attached Garage
- Enclosed Rear Gardens Laid In Lawns





Entrance



Glass panelled front door with matching fan light to entrance hall with tiled flooring. Glass panelled inner door with fan light and glazed side panels to reception hall. Original wood panelling. under stairs storage.



Lounge 16'4 x 13'3 (4.98m x 4.04m)



Marble fire-place with wooden surround housing an open fire.



Living Room 14'3 x 11'8 (4.34m x 3.56m)



Tiled fireplace with wooden mantle and wood panelling. Semi solid oak flooring.



Fitted Kitchen/Dining 16'5 x 13'4 (5.00m x 4.06m)



Full range of high and low level units, glazed cabinets, built in hob and overhead extractor fan, built in oven and microwave above. Plumbed for dishwasher, Breakfast bar, Fully tiled walls. Tiled flooring. Double glass panelled doors to garden.



Utility Area

Full range of high and low level unit, single drainer sink unit with mixer taps.

Downstairs w.c

W/C

First Floor



Bedroom One 16'0 x 13'2 (4.88m x 4.01m)



(into bay) Built in bedroom furniture. Semi solid oak flooring.



Bedroom Two 12'2 x 11'2 (3.71m x 3.40m)

Semi solid oak flooring.



Bedroom Three 8'9 x 5'4 (2.67m x 1.63m)



Built in storage.

White Bathroom Suite



Comprising panelled bath with mixer taps, telephone hand shower, pedestal wash hand basin, low flush w.c Separate corner shower cubicle with shower unit. Fully tiled walls.



Landing

Access to roof space via permanent staircase.

Roofspace 12'2 x 11'3 (3.71m x 3.43m)

(at widest points) Skylight window, Storage under eaves.

Outside Front



Superb garden laid in lawns to the front.

Driveway with ample parking leading to attached garage.

Attached Garage 18'3 x 11'1 (5.56m x 3.38m)

Up and over door

Outside Rear



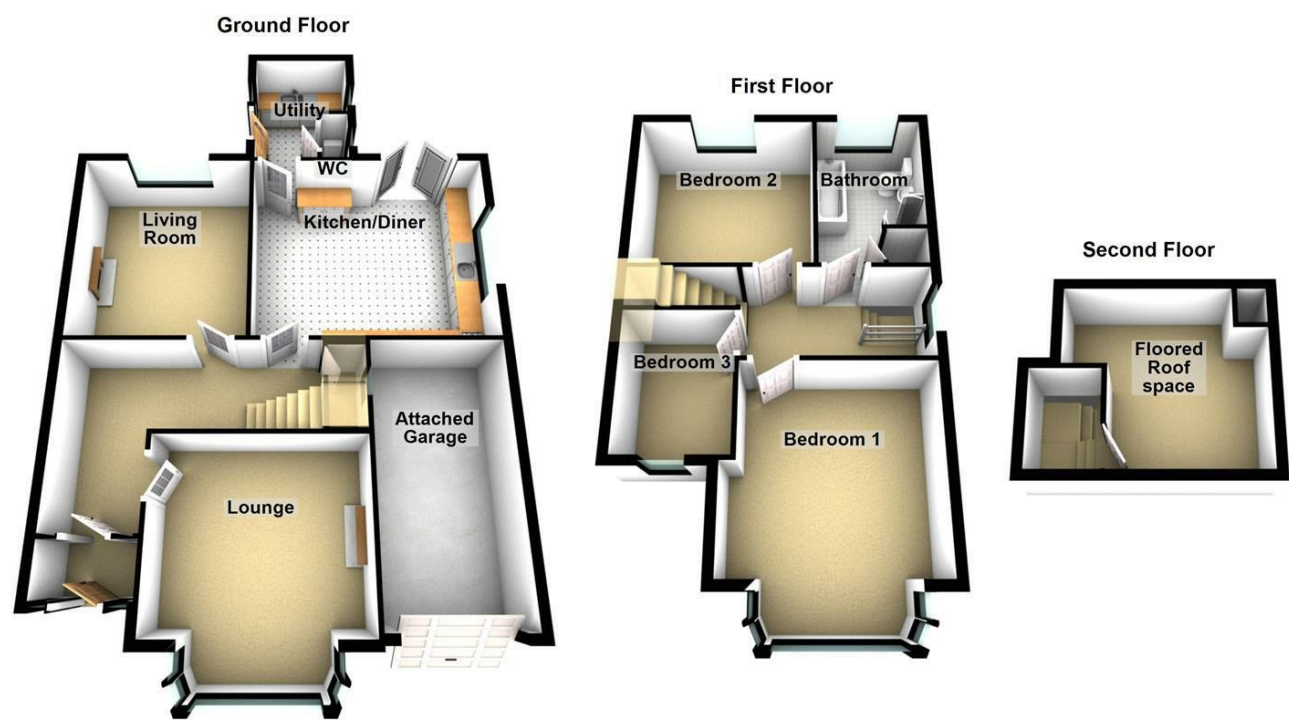
Enclosed flagged patio area to rear and side. Garden laid in lawns bordered by mature trees and timber fencing.



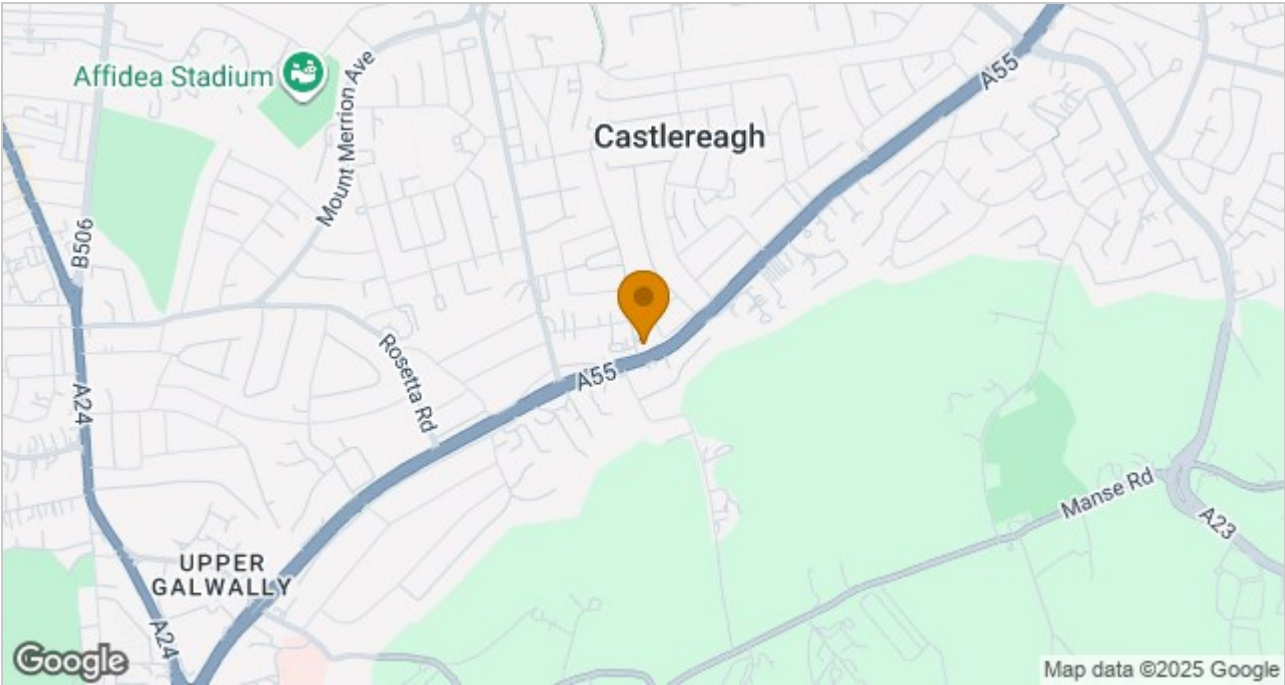
PLEASE NOTE

Please note that the works to the roof space were completed more than 30 years ago and do not have Building Control Approval as Bedroom.

Floor Plan



Area Map



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