



## 18 Cregagh Court, Cregagh Road, Belfast, BT6 9PS

**Asking Price £145,000**

Located just off the Cregagh Road, and holding a prime position with a pleasant open aspect to the rear, this spacious 1st floor apartment will have immediate appeal to many potential buyers currently scanning the property market. The interior comprises 2 bedrooms, a good size lounge, separate modern fitted kitchen and a new luxury shower suite. The property offers double glazed windows, economy 7 central electric heating. An exceptionally convenient location with many local amenities all within walking distance and open aspect to rear over Cregagh cricket ground makes this a property worthy of your immediate attention.

- Well maintained 1st floor apartment
- Bright and spacious lounge
- Deluxe shower suite
- Double glazed windows
- Cul de sac position
- Two bedrooms
- Modern fitted kitchen that enjoys a pleasant rear aspect
- Economy 7 electric heating with updated heaters
- Parking available
- Located just off the Cregagh Road & within walking distance of many amenities

Energy Efficiency Rating		Current	Potential
(92 plus)	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		70	77

EU Directive 2002/91/EC

**The accommodation comprises**

Pvc double glazed front door leading to the entrance porch.

**Entrance porch**

Double glazed inner door leading to the lounge.

**Lounge 16'5 x 10'8 (5.00m x 3.25m)**



Laminate flooring.

**Kitchen 11'1 x 6'8 (3.38m x 2.03m)**



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, extractor fan, plumbed for washing machine, fridge freezer space, breakfast bar, laminate flooring, pleasant aspect to the rear overlooking Cregagh Cricket club grounds.

**Bedroom 1 13'8 x 9'1 (4.17m x 2.77m)**



**Bedroom 2 9'9 x 6'6 (2.97m x 1.98m)**



Built in mirrored robes, recessed spotlights, pleasant rear aspect.

**Shower room 6'9 x 5'9 (2.06m x 1.75m)**



White suite comprising corner shower cubicle, Mira sport shower, low flush w/c, wash hand basin with storage below, extractor fan, chrome towel radiator.

### Rear hallway

Large walk in storage with roof space access, additional cupboard with hot press.

### Outside

Resident and visitor parking areas.

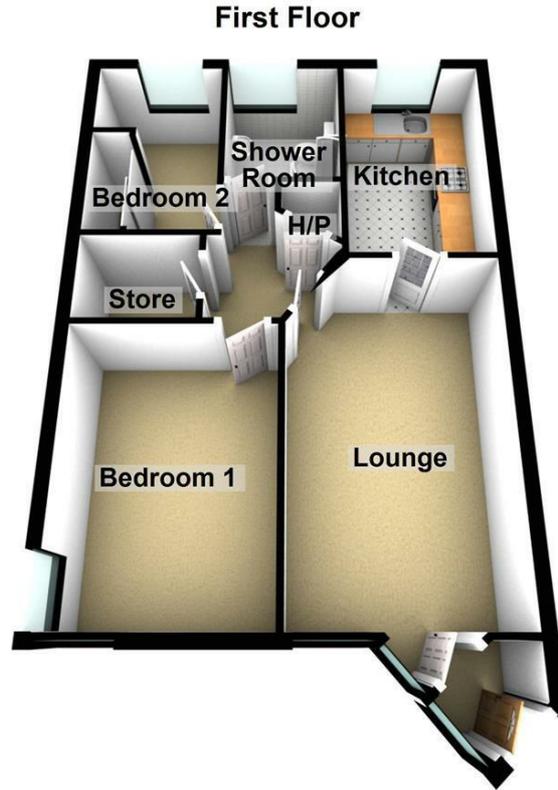
### Rear aspect



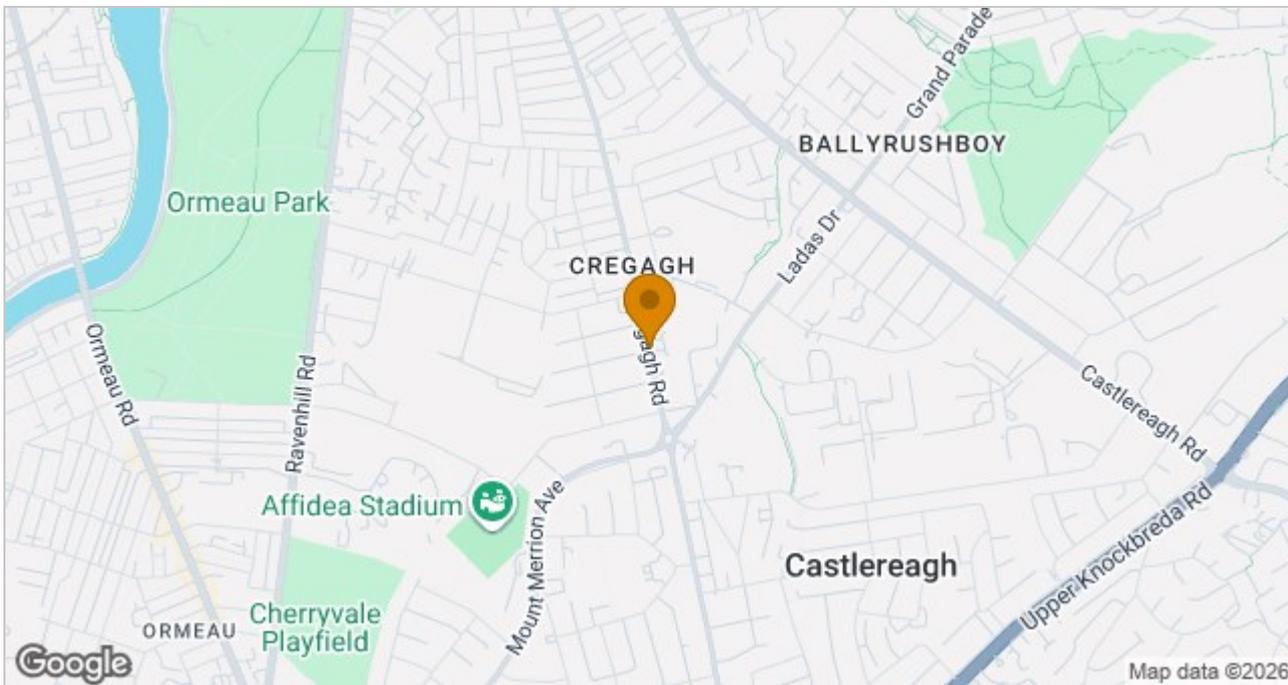
### Note

Management fees are £50.00 per month

## Floor Plan



## Area Map



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