



## 27 Loopland Park, Cregagh Road, Belfast, BT6 9DY

**Asking Price £217,500**

27 Loopland Park is a red brick semi-detached home located off the Cregagh Road, providing easy access to local amenities to include local cafes and shops as well as transport links into and out of Belfast City Centre. The ground floor accommodation comprises a bright, spacious lounge open to dining area with direct access to the patio and garden and fitted kitchen.

While on the first floor there are three bedrooms and white bathroom suite.

In addition, this home benefits from a gas fired heating system and double glazing.

Outside there is a driveway with parking to the front as well as as an easily maintained loose stone area and to the rear there is a lovely patio area and garden that captures the afternoon sun.

An excellent first time purchase in a superb location.

- Semi Detached Home
- Lounge Open To Dining
- White Bathroom Suite
- Double Glazing
- Easily Maintained Area To Front
- Three Bedrooms
- Fitted Kitchen
- Gas Heating
- Driveway With Ample Parking
- Superb Patio & Garden To The Rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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

## Open Entrance Porch



Stained glass panelled front door with stain glass fan light to entrance hall. Laminate flooring. Under stairs storage.

## Lounge /Dining 22'1 x 10'7 (6.73m x 3.23m)



Cast iron fireplace with wooden surround. Laminate flooring to dining area. Pvc patio doors to garden. Open to Kitchen

### Fitted Kitchen 18'5 x 5'3 (5.61m x 1.60m)



Full range of high and low level units, built in hob and oven. Stainless steel overhead extractor fan. Single drainer sink unit with 1 1/4 bowl sink unit with mixer taps. Part tiled walls. Tiled flooring. Spot-lights.

### First Floor

#### Bedroom One 10'2 x 9'3 (3.10m x 2.82m)



#### Bedroom Two 10'3 x 8'8 (3.12m x 2.64m)



### Bedroom Three 7'3 x 6'9 (2.21m x 2.06m)



### White Bathroom Suite



Comprising panelled bath with Triton shower unit, above, pedestal wash hand basin, low flush w.c Part tiled walls. Tiled flooring. Spot-lights. Access to the roof space.

### Landing

Hot-press, housing gas boiler.

## Outside Front



Tarmac driveway with ample parking.  
Loose stone area to the front bordered by mature hedging.

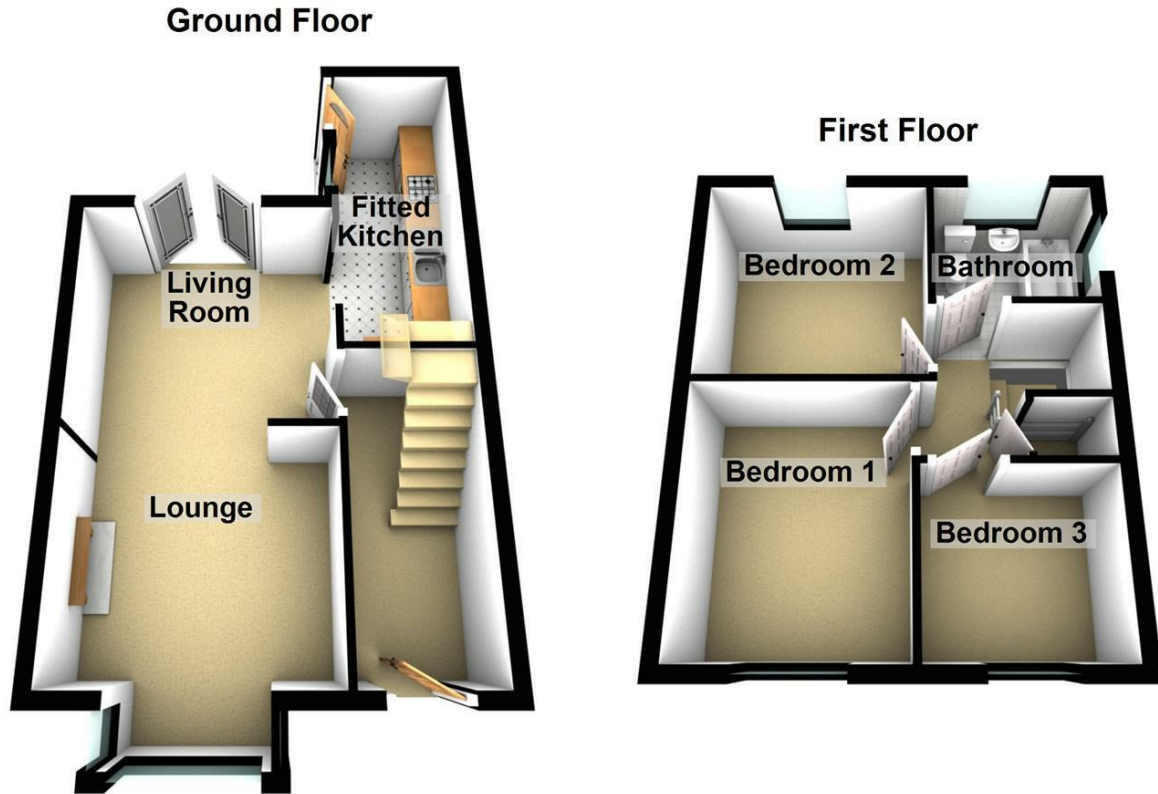
## Outside Rear



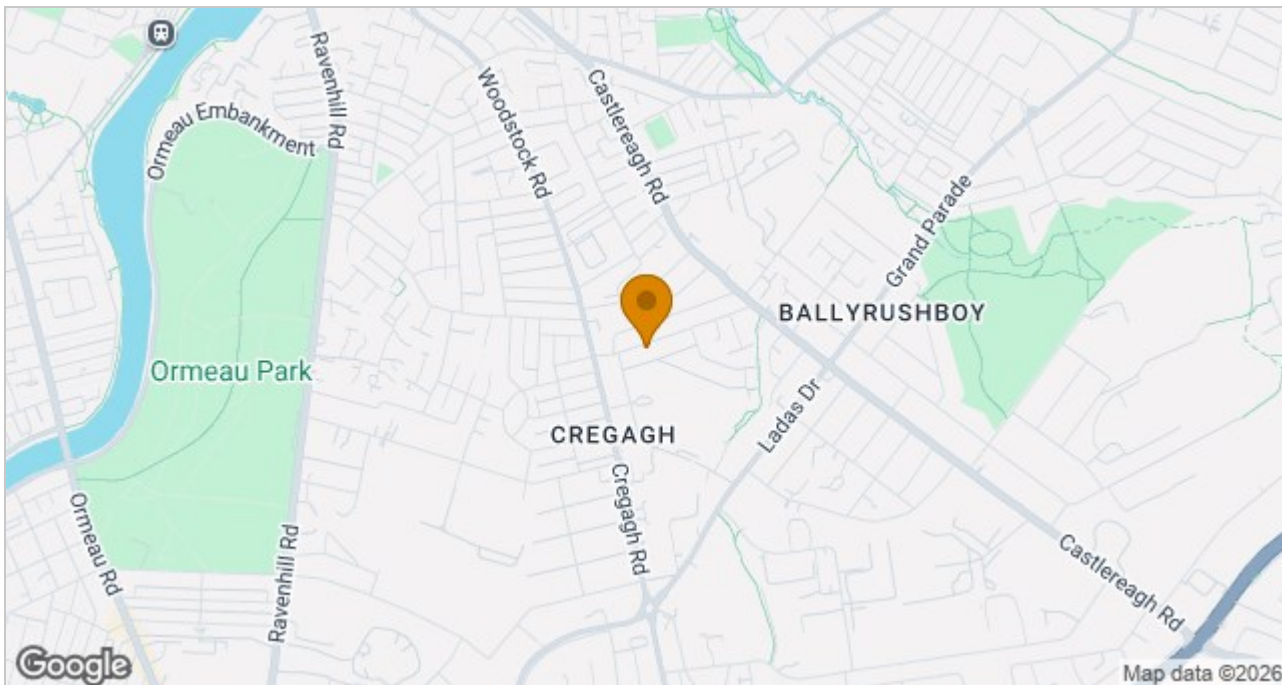
From the dining area access is provided to the patio area and garden laid in lawns that captures the afternoon sun, bordered by mature hedging.



## Floor Plan



## Area Map



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