



## 3 Merok Crescent, Lisnasharragh, Belfast, BT6 9LZ

**Offers Over £249,950**

We are delighted to bring to you this fantastic, red brick semi-detached home that has been lovingly refurbished to create a truly spectacular family home!

Merok Crescent is a quiet residential street in south east Belfast that runs parallel to the Montgomery road, providing easy access to the Cregagh and Castlereagh Road. With an excellent selection of shops, parks, cafés, leisure facilities and leading primary and post primary schools all within walking distance of your front door, you can be sure that all your everyday needs are catered for!

The property itself is a beautiful semi-detached home that has just underwent a full refurbishment and comprises of three good sized bedrooms, modern fitted kitchen open to dining area, which in turn opens onto the lounge through concealed sliding doors, and a luxury white bathroom suite on the first floor. In addition to this, the property also benefits from a newly installed gas fired central heating system, upvc double glazing, private driveway offering off street parking, and a generous sized south facing rear garden with laid lawn, patio area and custom built shed complete with power, lighting and plumbed utility area.

Whilst refurbishing the property, the vendors have not spared any expense with the gas heating system being fully replumbed and new radiators fitted. The property has also been rewired throughout including a new consumer unit, new Rehau windows and sliding patio door, new glazed Palladio composite front door, and a full redecoration throughout including new bathroom and kitchen suites. The vendors attention to details has resulted in a stunning home that is ready for its new owners to walk right into!

- Beautifully Refurbished, Red Brick Semi-Detached Home
- Open Plan Ground Floor Kitchen / Living / Dining Accomodation
- Luxury White Bathroom Suite with Large Shower Cubicle
- Newly Installed Doors, Windows & Fully Rewired
- Custom Built Shed with Power, Lighting and Plumbed Utility Area
- Three Good Sized Bedrooms
- Newly Fitted Kitchen with Integrated Bosch Appliances
- Newly Installed & Replumbed Gas Heating System including New Radiators
- Generously Sized South Facing Rear Garden with Patio Area and Laid Lawn
- Excellent Location close to excellent selection of shops, parks, transport links and leading schools

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		76	82

EU Directive 2002/91/EC



**Entrance Hall 13'1" x 5'11" (3.99m x 1.81m)**



Glazed composite 'Palladio' front door opens onto bright and spacious entrance hall with laminate flooring, wall panelling and access to under stair storage housing gas combi boiler.

**Lounge 11'6" x 9'4" (3.52m x 2.87m)**



Beautifully presented lounge with built-in storage cupboards and ash shelving units complete with laminate flooring and concealed sliding doors that open onto the dining area.

### Dining Area 12'11" x 10'4" (3.96m x 3.15m)



Dining area with laminate flooring open to modern fitted kitchen and lounge area. Glazed 'Rehau' sliding patio door opens onto enclosed rear garden.

### Modern Fitted Kitchen 9'10" x 7'1" (3.01m x 2.18m)



Newly installed kitchen with a selection of lower level shaker style units complete with marble effect counter tops, composite sink unit with stainless steel mixer taps and integrated Bosch appliances (fridge freezer, dishwasher and electric oven and hobs). Laminate flooring and recessed spotlights.

### First Floor



Sligsby ladder gives access to partially floored roof space offering additional storage.

**Bedroom 1 12'2" x 10'4" (3.71m x 3.17m)**



Spacious double bedroom with newly fitted carpets.

**Bedroom 2 10'11" x 10'3" (3.33m x 3.14m)**



Spacious double bedroom with newly fitted carpets.

**Bedroom 3 8'8" x 7'3" (2.65m x 2.21m)**



Single bedroom with newly fitted carpets.

### Luxury White Shower Suite 8'6" x 7'2" (2.61m x 2.20m)



(measurements at widest points). Luxury white bathroom suite comprising of free standing oval bath with stainless steel mixer taps, large shower cubicle with stainless steel fittings and tiled walls, wash hand basin with stainless steel mixer taps and vanity, low flush w.c and heated chrome towel rail. Terrazzo effect tiled flooring and wall panelling.

### Property Front



Low maintenance front garden covered in loose stone and bordered by red brick wall with metal railings to the front. Widened gateway gives easy access to private driveway, offering off street parking.

## Enclosed Rear Garden



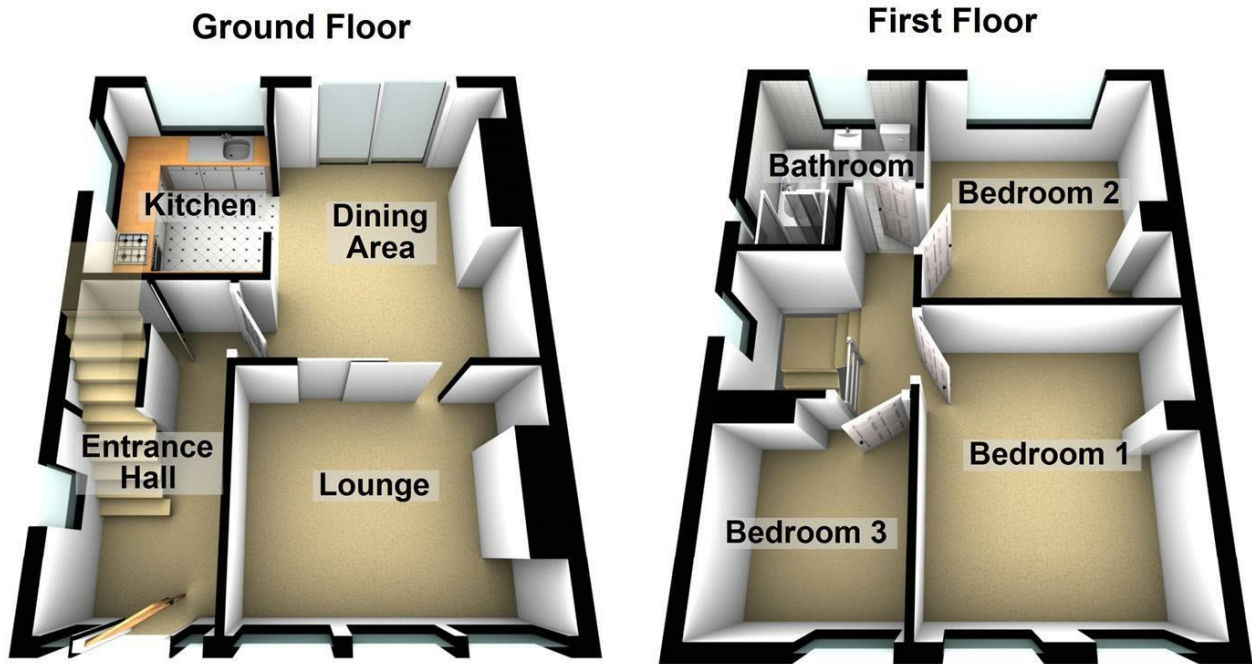
Enclosed south facing rear garden with laid lawn and patio area which is perfect for capturing the sun all day long. Newly erected timber fencing.

## Custom Built Shed / Utility Room 13'11" x 6'2" (4.25m x 1.90m)

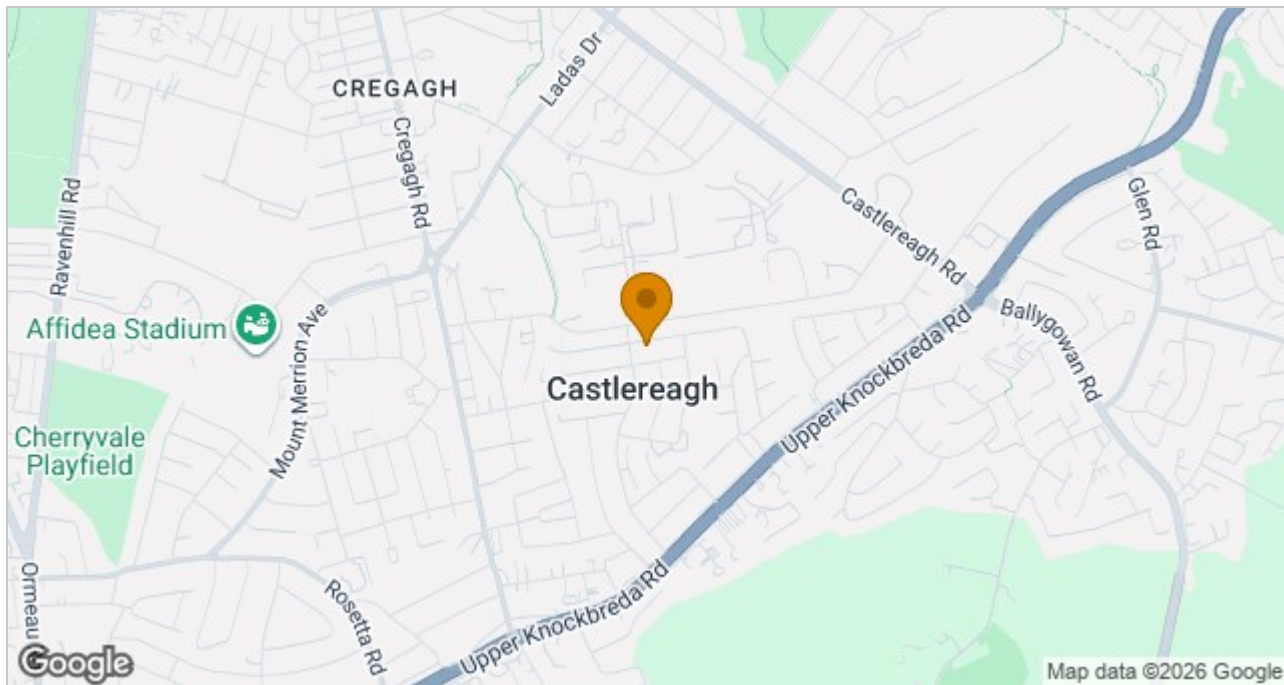


Custom built timber shed split into two separate sections complete with power and lighting. Separate utility area complete with wooden effect countertop, stainless steel sink with drainer and mixer taps, Plumbed for washing machine.

## Floor Plan



## Area Map



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