



32 Merok Gardens, Cregagh, Belfast, BT6 9NA

Asking Price £220,000

An attractive red brick and extended semi detached home positioned in a high demand location, given its close proximity to leading schools, local and leading shopping area, bus and arterial routes, it is also convenient to the Lisnasharragh leisure centre, which is only a matter of minutes from the property. The accommodation comprises 3 well proportioned bedrooms, spacious lounge with additional living room dining area, a modern extended fitted kitchen with casual dining area, a bathroom suite on the 1st floor with a separate w/c. Externally it is positioned on good site with gardens to the front, and also the rear. To the side there is access to a detached garage A fine home that offers excellent family size accommodation that should be of instant appeal to a wide range of buyers looking to locate in this popular and convenient area.

- Extended semi detached home
- Two separate reception rooms
- Gas central heating
- 1st floor bathroom with separate w/c
- Garden to front and rear
- Three good size bedrooms
- Extended kitchen with casual dining area
- Double glazed windows
- Off street parking leading to the detached garage
- Very convenient and sought after location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall



Laminate flooring.

Lounge 11'7 x 10'3 (3.53m x 3.12m)



Laminate flooring.

Living room 13'5 x 10'6 (4.09m x 3.20m)



Laminate flooring.

Extended kitchen / dining 18'1 x 8'9 (5.51m x 2.67m)



At widest points.

Full range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, extractor fan, integrated fridge, plumbed for washing machine, part tiled walls, open to the casual dining area.

Additional kitchen image



Casual dining



1st floor

Bedroom 1 12'6 x 10'1 (3.81m x 3.07m)



Laminate flooring.

Bedroom 2 11'1 x 10'3 (3.38m x 3.12m)



Wall to wall built in wardrobes.

Bedroom 3 9'6 x 7'9 (2.90m x 2.36m)



Built in robe. Access to the roof space, floored with gas boiler.

Bathroom 7'2 x 5'5 (2.18m x 1.65m)



Comprising wood panelled bath, mixer taps, Triton shower, extractor fan, pedestal wash

hand basin, fully tiled walls, wood panelled ceiling.

Separate w/c



Comprising low flush w/c, fully tiled walls, wood panelled ceiling.

Outside

Off street parking leading to the detached garage.

Detached garage 17'6 x 10'7 (5.33m x 3.23m)

Up and over door, light and power.

Front garden

Garden to the front laid in lawn.

Rear garden



Enclosed garden to the rear laid lawn, additional patio area, outside tap and power socket.

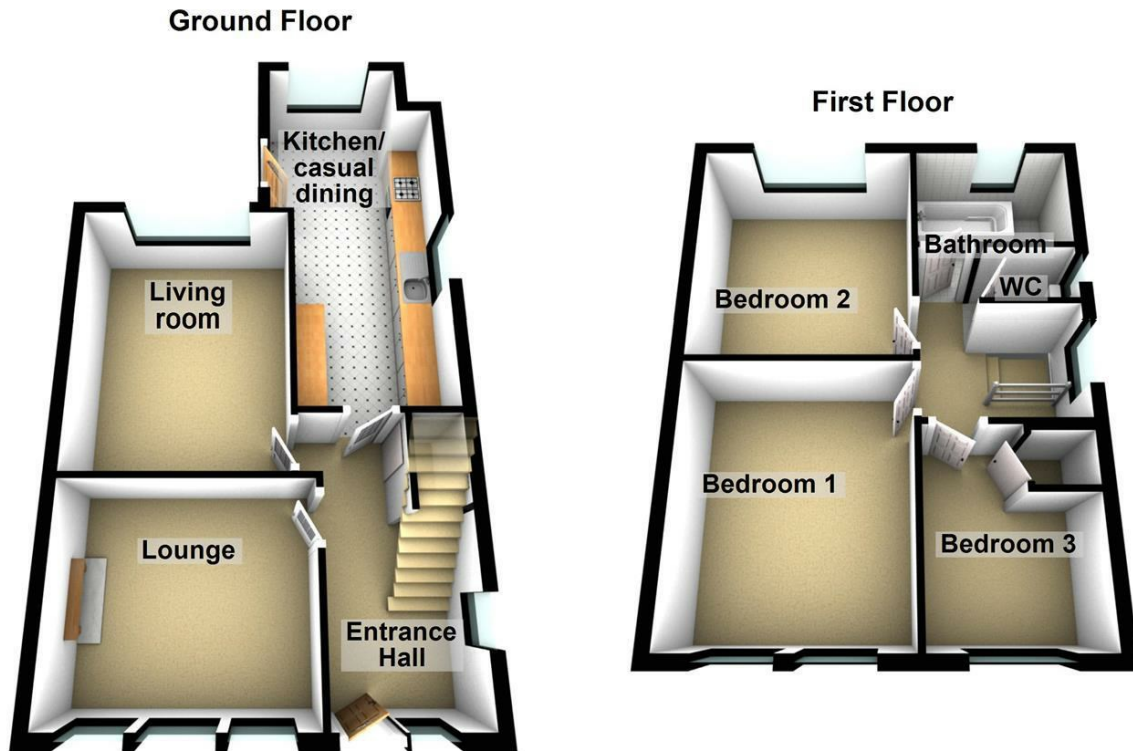
Additional garden image



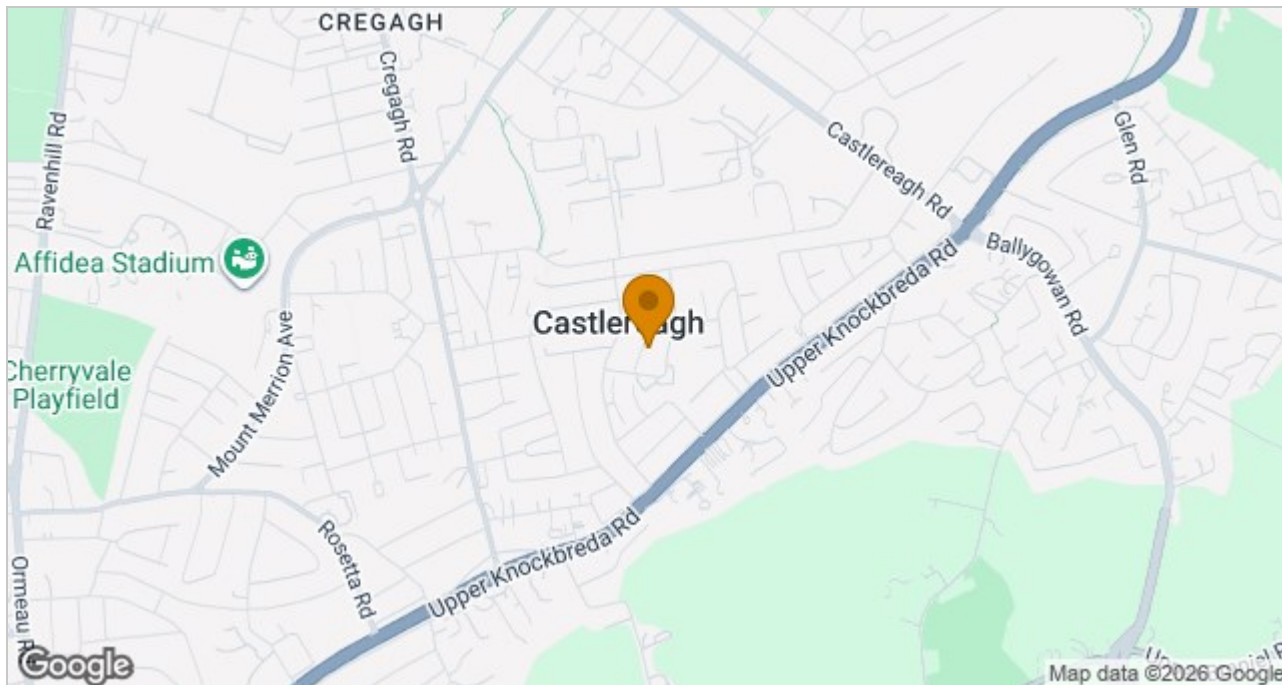
Rear elevation



Floor Plan



Area Map



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