



27 Loopland Crescent, Cregagh Road, Belfast, BT6 9EE

Asking Price £239,950

Loopland Crescent is pleasantly located between the Cregagh & Castlereagh Road's, a highly desirable location, that offers so much convenience to the vast array of amenities that are available, including leading schools, shopping facilities in the East and South East of the city, as well as offering good access into Belfast City centre. This 'halls together' home means that all of the living accommodation is at the gable side of the property, something that is a major benefit when buying a semi detached property. It has been very well maintained and modernised by its current owners and enjoys accommodation of a fantastic modern fitted kitchen with casual dining area, lounge open to dining area, 3 bedrooms, and a 1st floor bathroom suite. Outside there is off street parking to the front, that leads to a detached concrete garage, low maintenance garden to the front and a good outside garden laid in lawn with additional patio area. Early viewing really does come strongly recommended as interest in this location continues to be exceptionally high.

- Extended semi detached home
- Lounge open to the dining area
- 1st floor white bathroom suite
- Double glazed windows
- Good size rear garden
- Three bedrooms plus developed roof space
- Modern fitted kitchen with casual dining area
- Gas central heating (Hive system installed)
- Off street parking leading to the garage
- Within walking distance to so many amenities

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			

EU Directive 2002/91/EC

The accommodation comprises
Hardwood and glass panelled front door leading to the entrance hall

Entrance hall



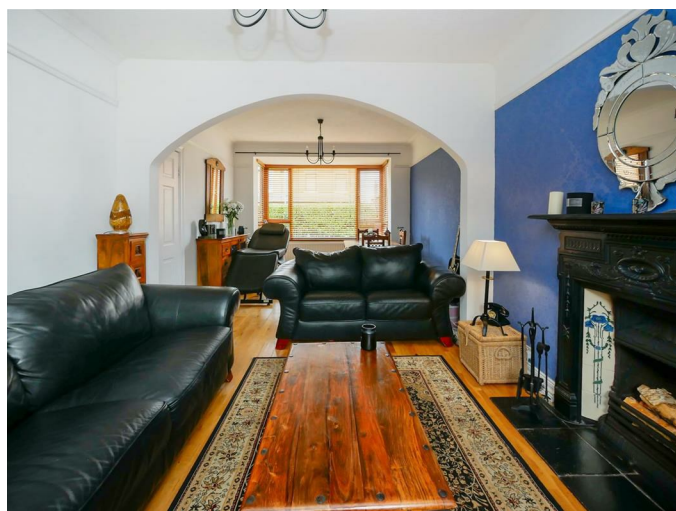
Solid wood flooring.

Lounge / dining 21'9 x 11'0 (6.63m x 3.35m)

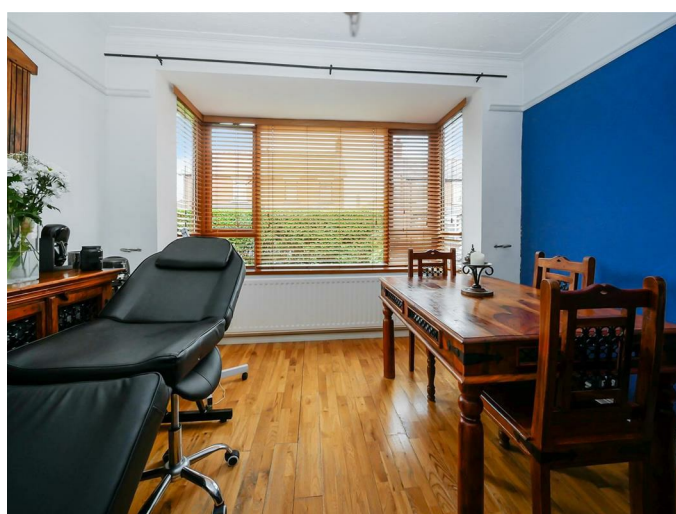


Solid wood flooring, decorative tiled fireplace with raised tiled hearth, housing an open fire, double glazed French doors leading to the rear garden. Archway leading to the dining room.

Additional lounge / dining image

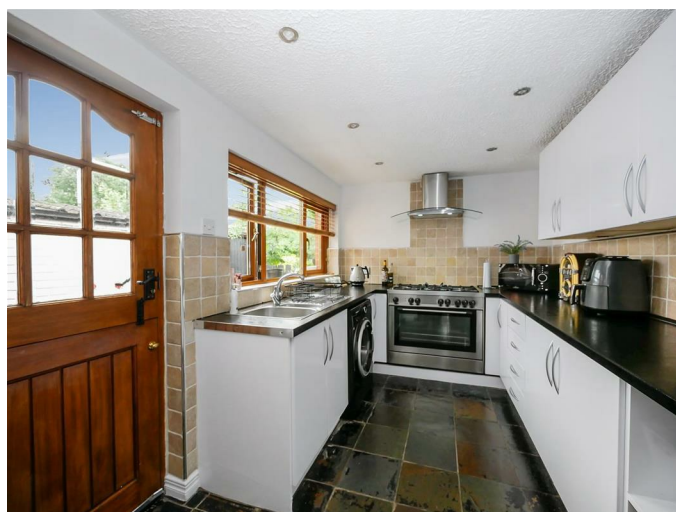


Dining



Solid wood flooring.

Extended kitchen / casual dining 18'8 x 8'11 (5.69m x 2.72m)



At widest points.
Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps,

5 ring gas hob and oven, extractor fan, fridge freezer space, plumbed for washing machine, recessed spotlights, Chinese slate floor, open to casual dining area.

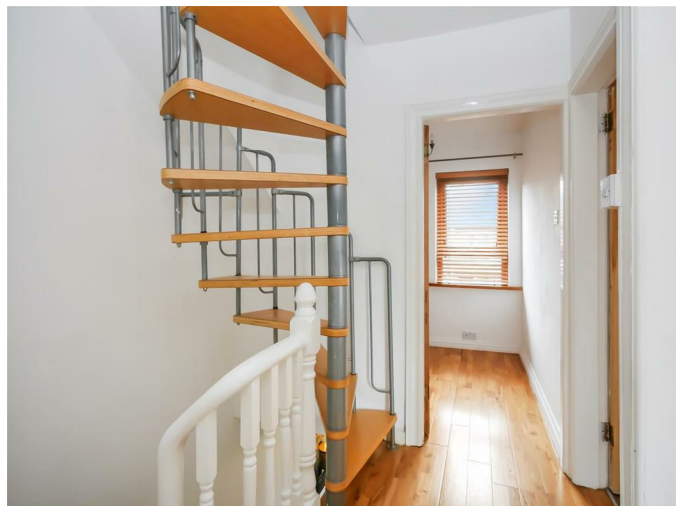
Additional kitchen image



Casual dining area



1st floor



Landing, spiral staircase with access to the floored roof space.

Roof space 13'8 x 8'7 (4.17m x 2.62m)

Eaves storage, floored with light and power.

Bedroom 1 10'3 x 10'1 (3.12m x 3.07m)



Laminate flooring

Bedroom 2 10'3 x 9'4 (3.12m x 2.84m)



Bedroom 3 7'2 x 6'8 (2.18m x 2.03m)



Solid wood floor.

Bathroom



White suite comprising tiled panelled bath, mixer taps, chrome thermostatically controlled shower fittings, low flush w/c, pedestal wash hand basin, fully tiled walls, tiled floor.

Outside

Off street parking leading to detached garage

Garage 14'2 x 8'5 (4.32m x 2.57m)

Up and over door, light and power.

Front garden



Low maintenance garden to the front with a slate and stone finish.

Rear garden



Garden to the rear laid in lawn and flagged patio area, range of plants, trees and shrubs, outside tap.

Utility 8'6 x 5'8 (2.59m x 1.73m)

Gas boiler, light and power.

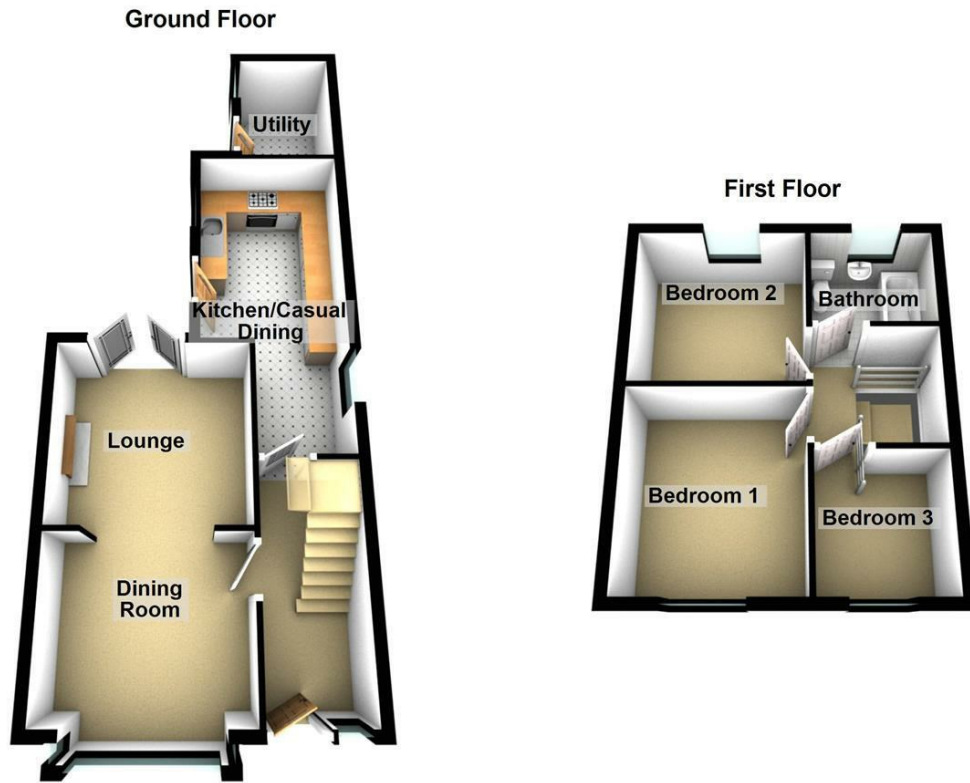
Additional garden image



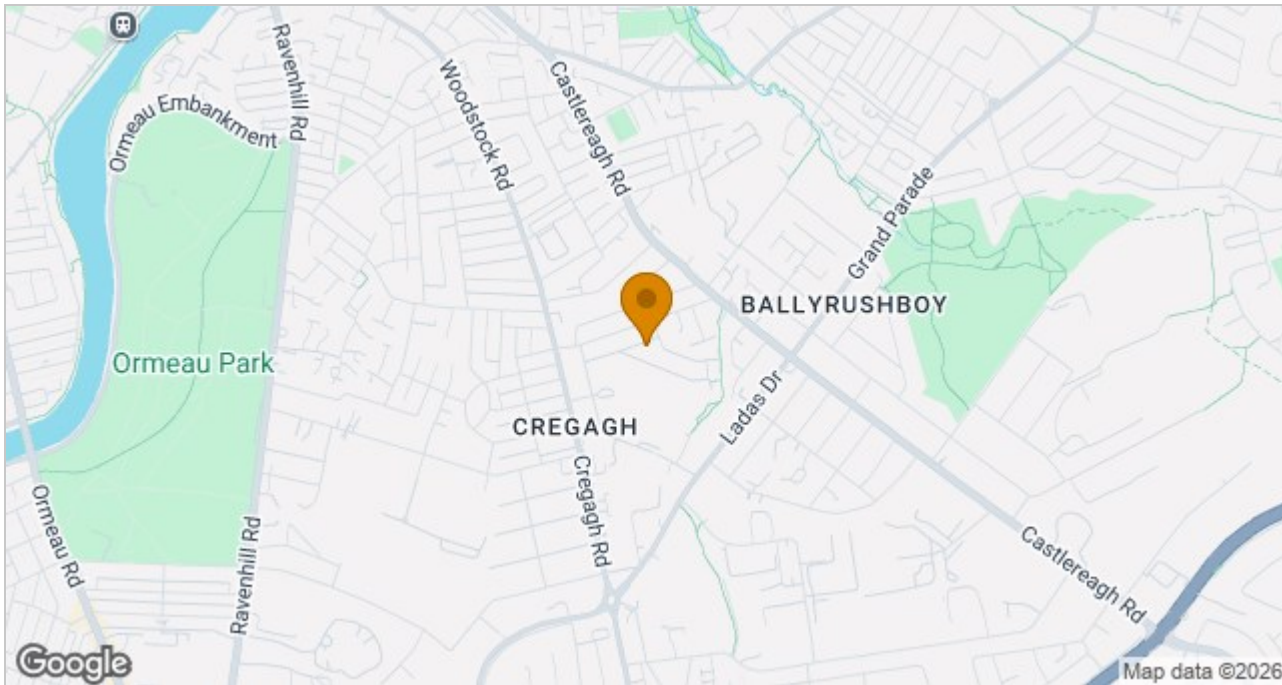
Rear elevation



Floor Plan



Area Map



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