

16 Cregagh Park, Belfast, BT6 9LF

Price: Offers over £290,000





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Privacy, Style and Potential In Charming Cregagh Park.

Price: Offers over £290,000

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This beautifully presented, detached family home presents a fantastic opportunity for buyers in Cregagh Park in East Belfast.

Sitting on an outstanding site, this home is being offered to the market for the first time in over 50 years. With close proximity to both East and South Belfast, the location is excellent for local parks, golf clubs, within the catchment area of excellent schools both primary and secondary, and convenient transport links to major arterial routes.

Internally, the property has a welcoming entrance hall area, three good sized bedrooms, two receptions rooms leading onto large light filled kitchen with breathtaking views across Belfast.

There is full basement below the main living area perfect for renovation with many workshops and storage areas. Subject to planing there is huge potential to transform this area and even extend without impacting on your outside space.

Externally there is a large double garage, driveway and a huge garden space.

With such attractive features, character, sought after bungalow living and also the huge potential to expand and extend we highly recommend internal inspection.



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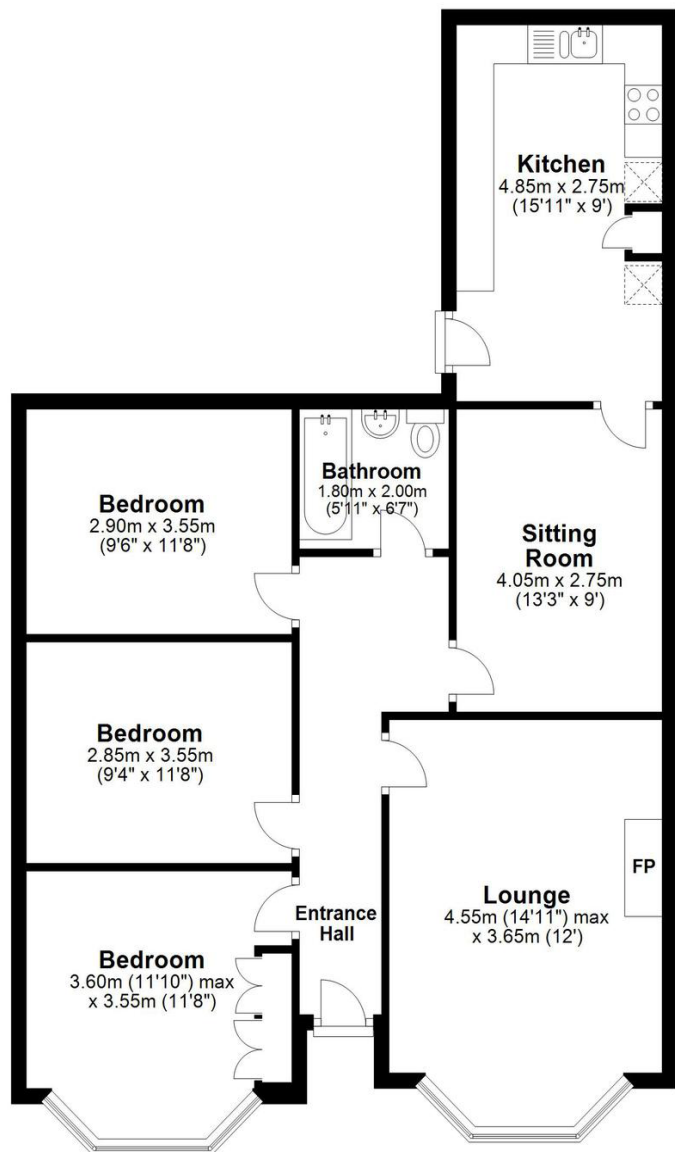


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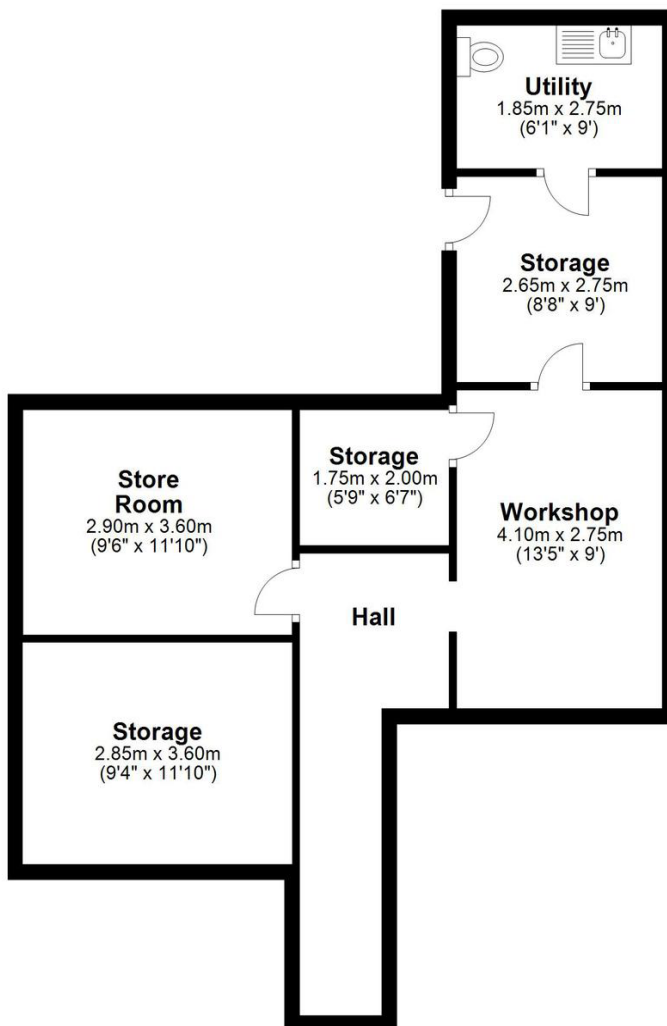
Ground Floor

Approx. 87.4 sq. metres (940.4 sq. feet)



Basement

Approx. 52.2 sq. metres (562.0 sq. feet)



	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		78
D 55-68	67	
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC
Coming Soon

- Much Sought After Exclusive Cregagh Park
- Magnificent Detached Character Bungalow
- Elevated Site With Spectacular Views Over Belfast
- Two Reception Rooms
- Three Bedrooms
- Exceptional, Light Filled Kitchen Views Across Belfast
- Fantastic Basement Area With Huge Potential
- Fully Rewired In 2013
- New Boiler in 2015
- Driveway With Off Street Parking
- Large Double Garage
- Front and Impressive Rear Gardens
- Oil Fired Central Heating
- Available Chain-Free