



## 3 MEROK CRESCENT, CREGAGH

Belfast BT6 9LZ

- Semi detached home
- Three good size bedrooms
- Two reception rooms
- Fitted kitchen
- Bathroom with separate w/c
- Oil heating
- Double glazed windows
- Off street parking
- Garage
- Sunny gardens to the rear

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Asking Price £160,000**

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



## The accommodation comprises

Pvc double glazed front door leading to the entrance hall

### Entrance hall

Tiled floor. Under stairs storage.

### Lounge

10'5 x 10'4 (3.18m x 3.15m)

Laminate flooring.

### Living room

13'3 x 10'4 (4.04m x 3.15m)

Laminate flooring.

### Kitchen

10'2 x 7'6 (3.10m x 2.29m)

High and low level units, single drainer sink unit with mixer taps, work surfaces, cooker space,

plumbed for washing machine, tiled floor, extractor fan.

### 1st floor

#### Bedroom 1

12'2 x 10'4 (3.71m x 3.15m)

Laminate flooring.

#### Bedroom 2

11'4 x 10'4 (3.45m x 3.15m)

#### Bedroom 3

8'8 x 7'4 (2.64m x 2.24m)

Laminate flooring.

### Bathroom

7'1 x 5'5 (2.16m x 1.65m)

White suite comprising panelled bath, Electric shower above, pedestal wash hand basin, fully tiled walls, tiled floor, hot press.

### Separate W/C

4'2 x 2'8 (1.27m x 0.81m)

Comprising low flush w/c, tiled walls.

### Outside

Off street parking that leads to the rear gardens / garage.

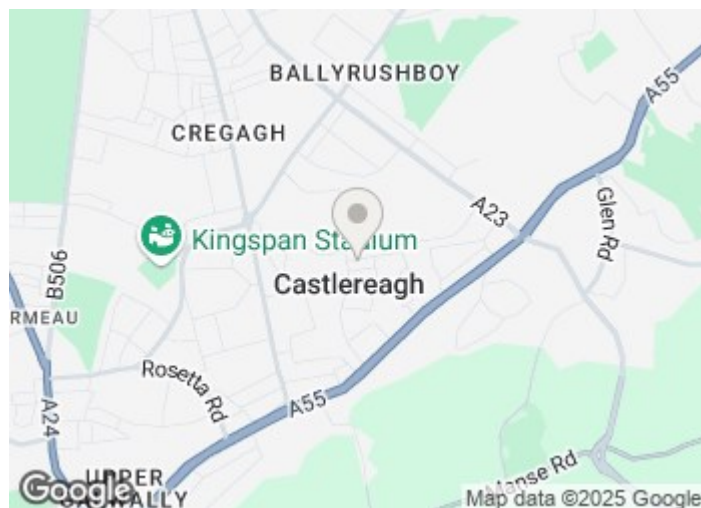
### Front gardens

Loose stone gardens to the front.

### Garage

### Rear gardens

Gardens to the rear laid in lawn with a sunny aspect, outside tap, pvc oil tank, outhouse housing oil fired boiler.



## Directions





