



## 9 Glencregagh Park, Upper Knockbreda Road, Belfast, BT6 0NS

**Asking Price £339,950**

Situated off the Upper Knockbreda Road, Glencregagh Park is within walking distance to Lesley Forestside Shopping Centre and is convenient to the Ormeau & Ravenhill Road's and Outer Ring providing easy access to most parts of the City. The property itself is positioned on a fantastic site with superb rear gardens, and is located in this prime residential location. Internally the accommodation comprises, spacious lounge, a luxury, recently fitted kitchen / dining, a separate utility room and a deluxe bathroom with feature claw footed bath and additional shower cubicle. 2 of the 4 bedrooms are located on the ground floor. Upstairs there are two further good size bedrooms. There is off street parking for 2-3 cars that leads to the detached garage. The gardens have been very well maintained to both the front and also to the rear. The property has been presented to a high standard both inside and outside and would be an excellent purchase for those hoping to downsize or offers great potential for those hoping to extend and create their dream family home and make the most of the fantastic outside space. This home would also present no onward chain.

- Exceptional & extended detached home
- Two reception rooms
- Deluxe white bathroom suite with additional shower cubicle
- Oil heating / double glazed
- Excellent rear gardens
- Four bedrooms
- Luxury fitted kitchen / dining
- Utility room
- Off street parking / detached garage
- High levels of presentation throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <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			
Northern Ireland		51	56
EU Directive 2002/91/EC			

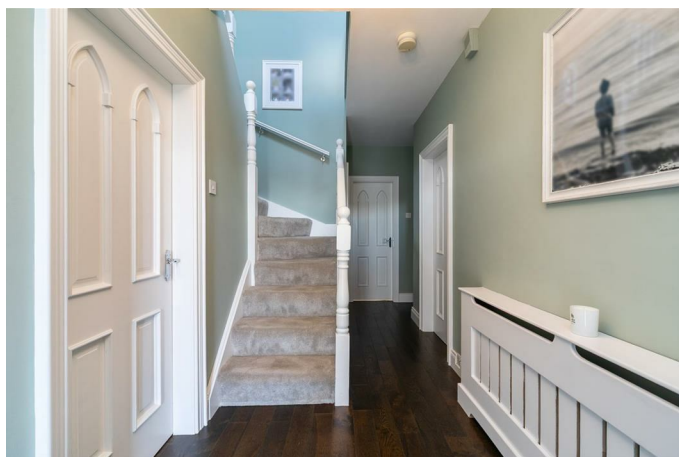


## The accommodation comprises



Composite front door leading to the entrance hall.

### Entrance hall



Solid walnut oak engineered floor.

### Lounge 19'5 x 13'3 (5.92m x 4.04m)



Solid walnut oak engineered floor. Feature marble and granite fireplace with raised hearth housing an open fire.

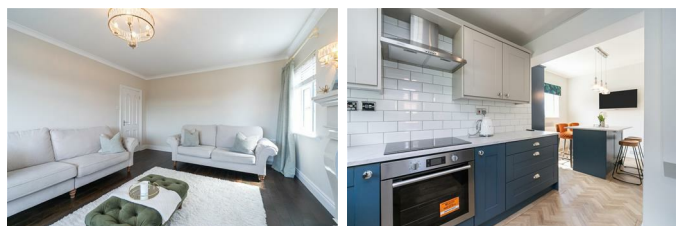
### Additional lounge image

### Kitchen 9'6 x 8'7 (2.90m x 2.62m)

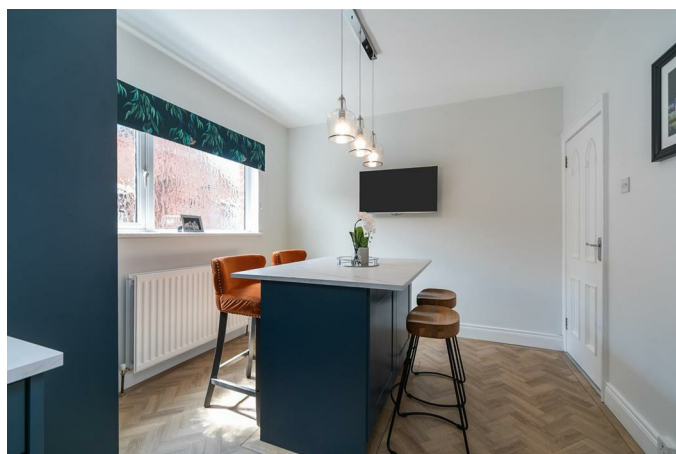


Modern recently fitted kitchen with a range of high and low level units in cashmere and ink blue finish. Single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, integrated dishwasher, integrated fridge freezer, pvc panelled ceiling, recessed spotlights.

### Additional kitchen image



### Dining 10'3 x 10'1 (3.12m x 3.07m)



Herring bone luxury vinyl laminate. Open to the kitchen.

### Utility room



Plumbed for washing machine, part wood panelled walls, laminate floor, part tiled walls,

**Deluxe white bathroom 10'2 x 8'5 (3.10m x 2.57m)**



White bathroom suite with feature claw foot bath, mixer taps, telephone hand shower, corner shower cubicle with thermostatically controlled shower, wash hand basin with storage below, low flush w/c, fully tiled walls, tiled floor, pvc panelled ceiling, recessed spotlights,

### Additional bathroom image



**Bedroom 1 13'7 x 10'7 (4.14m x 3.23m)**



**Bedroom 2 10'7 x 10'3 (3.23m x 3.12m)**



Built in storage under stairs, laminate flooring.



## 1st floor



Landing, roof window, built in storage and eaves storage.

### Bedroom 3 12'7 x 11'5 (3.84m x 3.48m)

Laminate flooring, 2 x roof windows, eaves storage, wood panelled ceiling, wall to wall built in storage.

### Bedroom 4 9'5 x 7'7 (2.87m x 2.31m)

Roof window.

## Outside



Off street parking leading to the detached garage

### Detached garage 17'7 x 9'5 (5.36m x 2.87m)

Up and over door, light and power, housing oil fired boiler.

## Front gardens

Gardens to the front laid in lawn.

## Rear gardens



Enclosed flagged patio area to the rear leading to an excellent, mature garden, bordered by mature trees and shrubs. Outside light and tap. Large garden shed with light and power, side gate access.

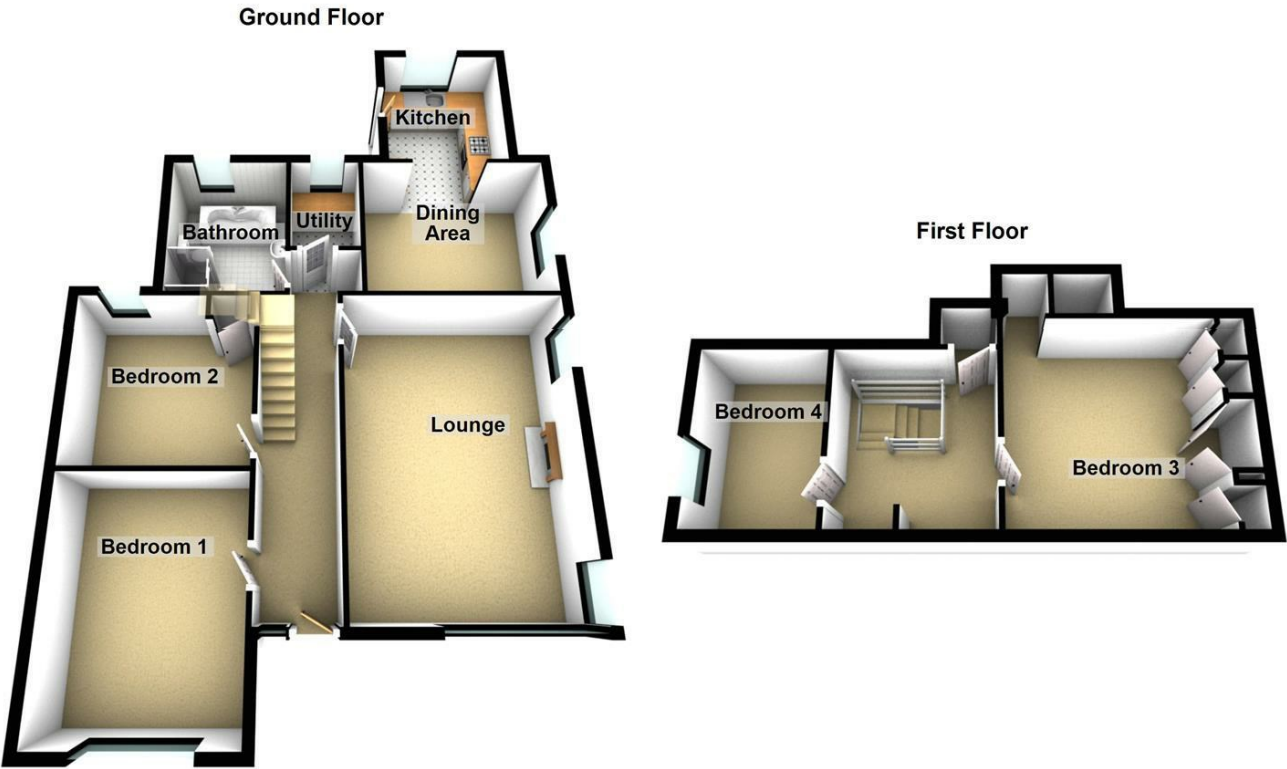
## Additional garden image



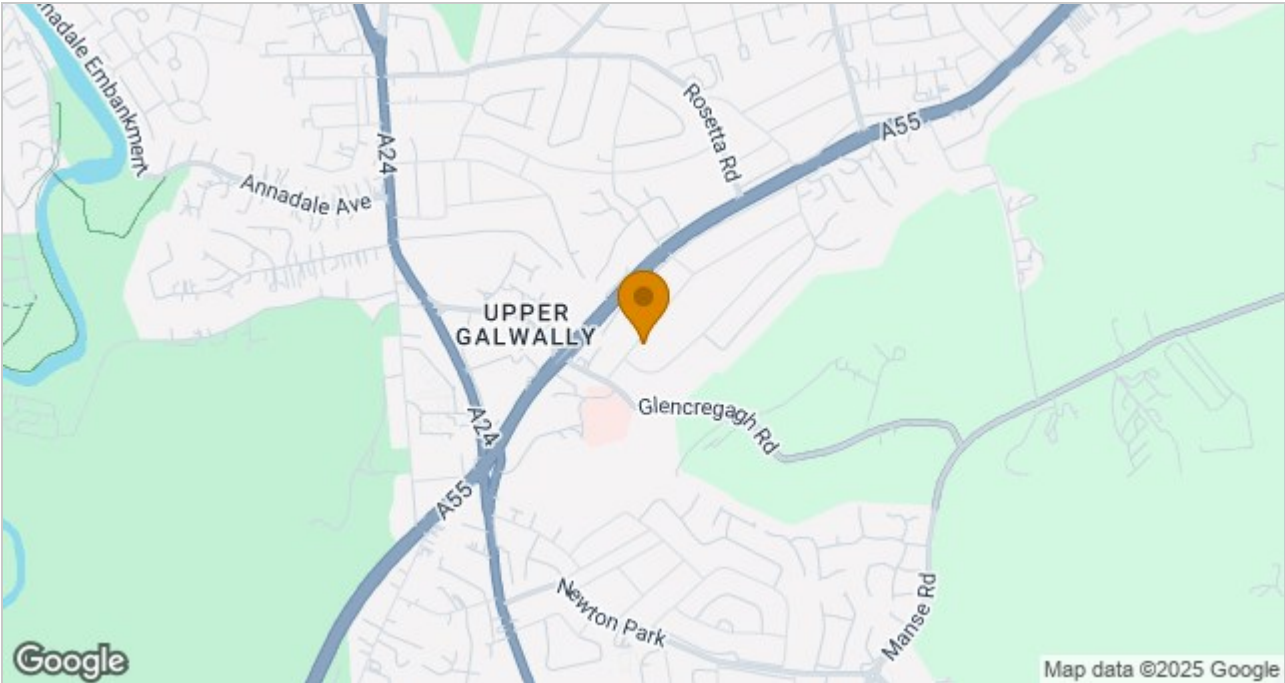
## Rear elevation



Floor Plan



Area Map



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