

79 Merok Park

Cregagh, BT6 9LU

Cowley



Price: OA £155,000

Semi detached villa set on an impressive corner site.

- 2 Bright reception rooms
- Fitted kitchen
- 3 Good sized bedrooms
- Bathroom with separate low flush w.c.
- Oil fired central heating
- PVC double glazed windows
- Attached matching garage
- Mature gardens front and secluded to rear

Although the property is in need of refurbishment, we have priced it to allow for this and being in this most sought after residential locality we recommend immediate viewing.

OPEN ENTRANCE PORCH:

ENTRANCE HALL:

Storage under stairs.

LOUNGE:

11'8" x 10'1" tiled fireplace.



LIVING ROOM:

13'4" x 11'7" tiled fireplace.

KITCHEN:

10'2" x 7'1" built in units, single drainer stainless steel sink unit, mixer taps, plumbed for washing machine, tiled walls, pine ceiling.



FIRST FLOOR

BEDROOM 1:

12'6" x 9'11"



BEDROOM 2:

11'2" x 10'4"



BEDROOM 3:

9'8" x 7'10" built in cupboard.

BATHROOM: Paneled bath, pedestal wash hand basin, part tiled walls, pine ceiling, hot press copper cylinder, willis type immersion heater.

SEPARATE LOW FLUSH W.C.:



OUTSIDE: Gardens front and extensive to rear. Boiler house, oil fired boiler, oil tank. Attached matching garage.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		



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