

simon**BRIEN**
RESIDENTIAL

4 Glencregagh Road,
Belfast, BT8 6FZ



Asking Price £250,000

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Spacious Detached Bungalow
- Oil Central Heating
- PVC Double Glazing
- Shower Room With Coloured Suite
- Three Bedrooms
- Spacious Living Room
- Family Room
- Kitchen With Appliances & Casual Dining Space
- Elevated Setting
- Pleasant And Generous Enclosed Gardens To Front & Rear
- Driveway With Ample Parking & Detached Garage



SUMMARY

This is a deceptively adaptable detached bungalow which enjoys an elevated setting and is within minutes of all the amenities of Forestside, and the main transport routes that lead directly to Belfast, and beyond via the Outer Ring.

The property offers accommodation that will appeal broadly to the market from those with young families, to those of retiring age.

This is a superb home set in a generous site within the ever-popular Upper Knockbreda area, and we strongly advise interested parties to arrange a private appointment to view, to appreciate the high quality of accommodation on offer.

ACCOMMODATION COMPRISES

ENTRANCE PORCH:

12' 10" x 10' 0" (3.91m x 3.05m)



GROUND FLOOR

LIVING ROOM:

18' 0" x 13' 0" (5.49m x 3.96m)



FAMILY ROOM:
11' 9" x 11' 5" (3.58m x 3.48m)

KITCHEN:
12' 7" x 9' 9" (3.84m x 2.97m)

Range of high and low level units. 4 ring gas hob with electric oven. 1.5 bowl sink unit with mixer taps. Plumbed for washing machine. Open area to:



DINING AREA:
10' 0" x 9' 0" (3.05m x 2.74m)

Laminate wood floor.



BEDROOM (1):
13' 6" x 10' 4" (4.11m x 3.15m)
Built in robes.



SHOWER ROOM:
Coloured suite with fully tiled shower cubicle with Mira electric shower. Pedestal wash hand basin. Low flush WC. Fully tiled walls.



FIRST FLOOR

LANDING:
Storage cupboard.

BEDROOM (2):
13' 2" x 11' 10" (4.01m x 3.61m)
Eaves storage.



BEDROOM (3):
13' 0" x 10' 0" (3.96m x 3.05m)

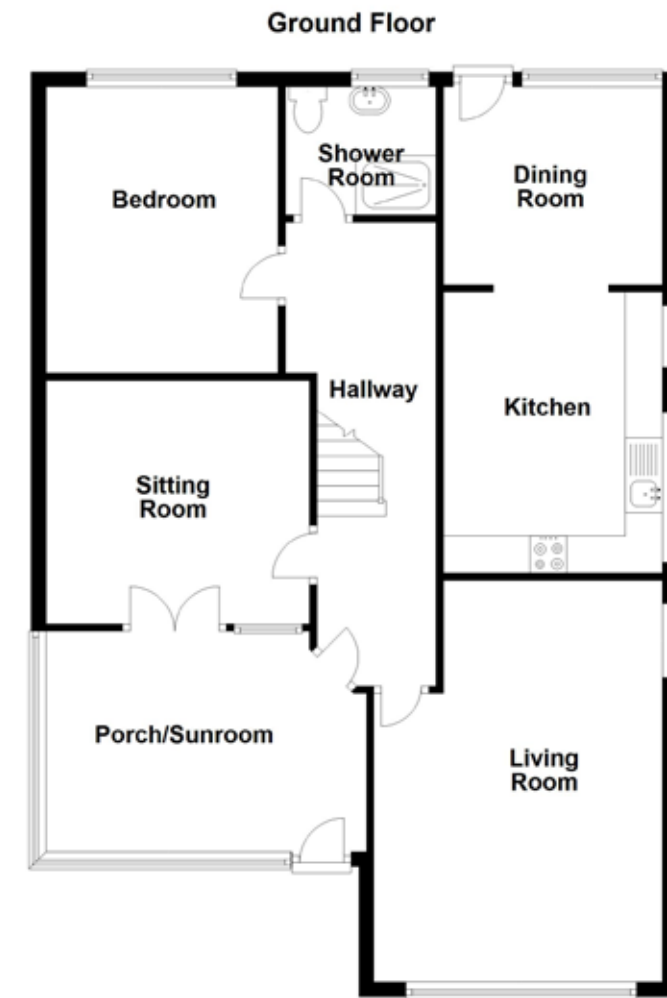
Eaves storage.



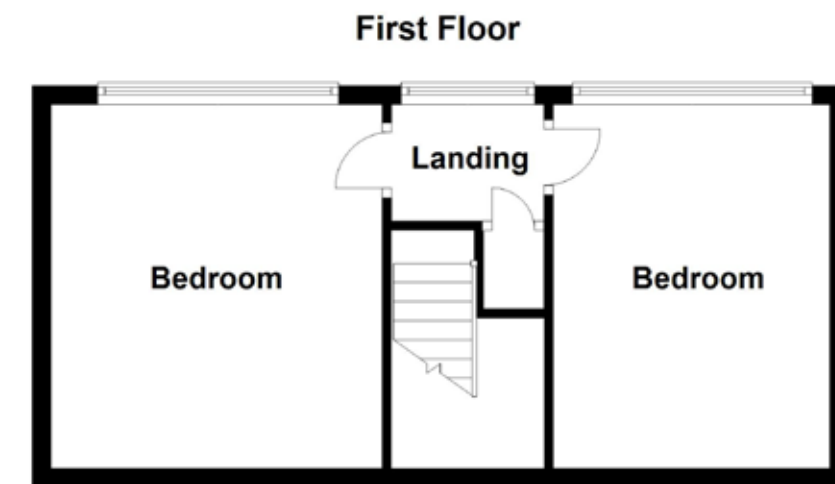
OUTSIDE

DETACHED GARAGE:
18' 0" x 9' 4" (5.49m x 2.84m)





This plan is for illustrative purposes only.
Plan produced using PlanUp.



Location



4 Glencreagh Road, Forestside

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF:JD/I/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	32 F	
1-20	G		

EPC REF: 0380-2414-6310-2297-6035

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