

# 36 Merok Crescent

Cregagh, BT6 9LZ

# Cowley



**Price: OA £175,000**

Beautifully presented semi detached villa on a mature level site.

- Entrance hall with side window
- Attractive lounge
- Separate spacious living room
- Fitted kitchen with fully tiled walls
- 3 Good sized bedrooms
- Modern bathroom & separate low flush w.c.
- Background Economy 7 heating
- PVC double glazed windows
- Mature gardens to front & secluded paved patio to rear
- Detached garage
- Sought after residential locality

On entering this superb family home you will immediately be impressed with a warm cosy feel which has been created over decades. It is often said that you get a feeling within a home and we would recommend viewing to appreciate its many qualities.

**ENTRANCE HALL:**

PVC front door and frame. Natural light side window, storage under stairs.

**LOUNGE:**

11'7" x 10'0"



**LIVING ROOM:**

13'2" x 11'7"

**KITCHEN:**

9'10" x 7'2" range of built in high and low level units, extractor hood, single drainer stainless steel sink unit, mixer taps, plumbed for washing machine, fully tiled walls, PVC back door.





## FIRST FLOOR

BEDROOM 1:

12'4" x 10'5"



BEDROOM 2:

10'11" x 10'4"



BEDROOM 3:

9'0" x 7'4" built in shelving.

## BATHROOM:

Paneled bath, electric shower, pedestal wash hand basin, fully tiled walls, pine ceiling, hot press copper cylinder, willis type immersion heater.



## SEPARATE LOW FLUSH W.C.

Fully tiled walls, pine ceiling.

## OUTSIDE:

Mature gardens front and secluded paved patio to rear.



## DETACHED GARAGE:

17'10" x 8'10" Up and over door, light and power.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F		
1-20	G	9 G	



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