36 Merok Crescent

Cowley

Cregagh, BT6 9LZ



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.



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.



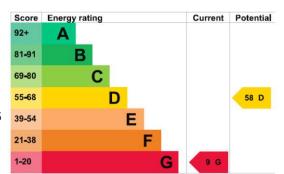
DETACHED GARAGE:

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



East Belfast Office36 Cregagh Road, Belfast, BT6 9EQ
T: 028 9045 1248 F: 028 9073 9096

E: info@cowleyproperty.com W: www.cowleyproperty.com





Keith Boyce DipPFS, Cert CII (MP) Financial Adviser 36 Cregagh Road, Belfast, BT6 9EQ T: 028 9073 2225 F: 028 9073 9096

E: keithboyce@mab.org.uk W: mortgageadvicebureau.com/keithboyce