



42 Titania Street, Cregagh Road, Belfast, BT6 8NT

Asking Price £139,950

42 Titania Street is a beautifully presented red brick mid terrace home, that is so convenient to the many local amenities along the Cregagh Road, and is also within a short distance to Belfast City centre, either on foot, or via the excellent bus services.

The accommodation itself comprises of three good sized bedrooms, lounge open to dining area, a larger than average fitted kitchen and a white shower suite located on the first floor. In addition to this the property also benefits from upvc double glazing, a new oil boiler and new slate roof (both installed 2022), updated electrics and damp proof course and enclosed yards to the front and rear.

We anticipate a lot of interest in this property so recommend that you arrange your viewings at your earliest convenience!

- Red Brick Mid-Terrace Home
- Lounge open to Dining Area
- White Shower suite
- UPVC Double Glazing
- Updated Electrics, Damp Proof Course and New Roof Fitted
- Three Bedrooms
- Spacious Fitted Kitchen
- Oil Fired Central Heating (New Boiler installed 2022)
- Enclosed Front and Rear Garden
- Excellent location close to selection of shops, schools and transport links

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		36	61

EU Directive 2002/91/EC

Entrance Hall



Glazed upvc front door with fan light opens onto entrance hall.

Lounge 11'11" x 9'8" (3.64m x 2.96m)



(into bay) Lounge with bay window open to dining area. Brick fireplace with tiled hearth and wooden mantle. Laminate flooring.

Dining Area 10'5" x 8'11" (3.20m x 2.73m)



Access to under stair storage. Laminate flooring

Fitted Kitchen 11'10" x 9'4" (3.61m x 2.85m)



Fitted kitchen with a selection of upper and lower level units complete with formica worktops and stainless steel sink and drainer. Plumbed for washing machine. Glazed upvc door opens onto enclosed rear yard.

First floor



Built-in cupboard housing hot water cylinder.

Bedroom 1 13'6" x 9'10" (4.12m x 3.00m)



Spacious double bedroom with tall ceilings.

Bedroom 2 9'10" x 7'9" (3.02m x 2.38m)



Double bedroom with skylight.

Bedroom 3 9'5" x 5'9" (2.89m x 1.76m)



White Shower suite 6'2" x 5'11" (1.88m x 1.82m)



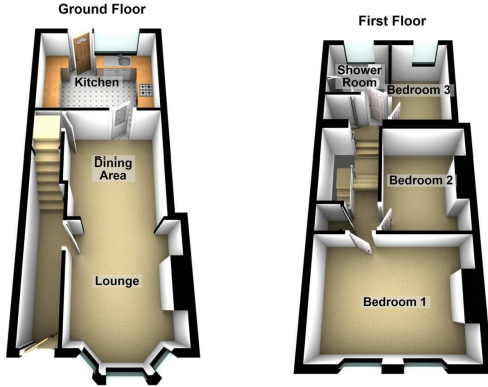
White shower suite comprising of corner shower cubicle with tile splash back, low flush w.c and pedestal wash hand basin.

Part wooden panelled walls and wooden effect vinyl flooring.

Outside

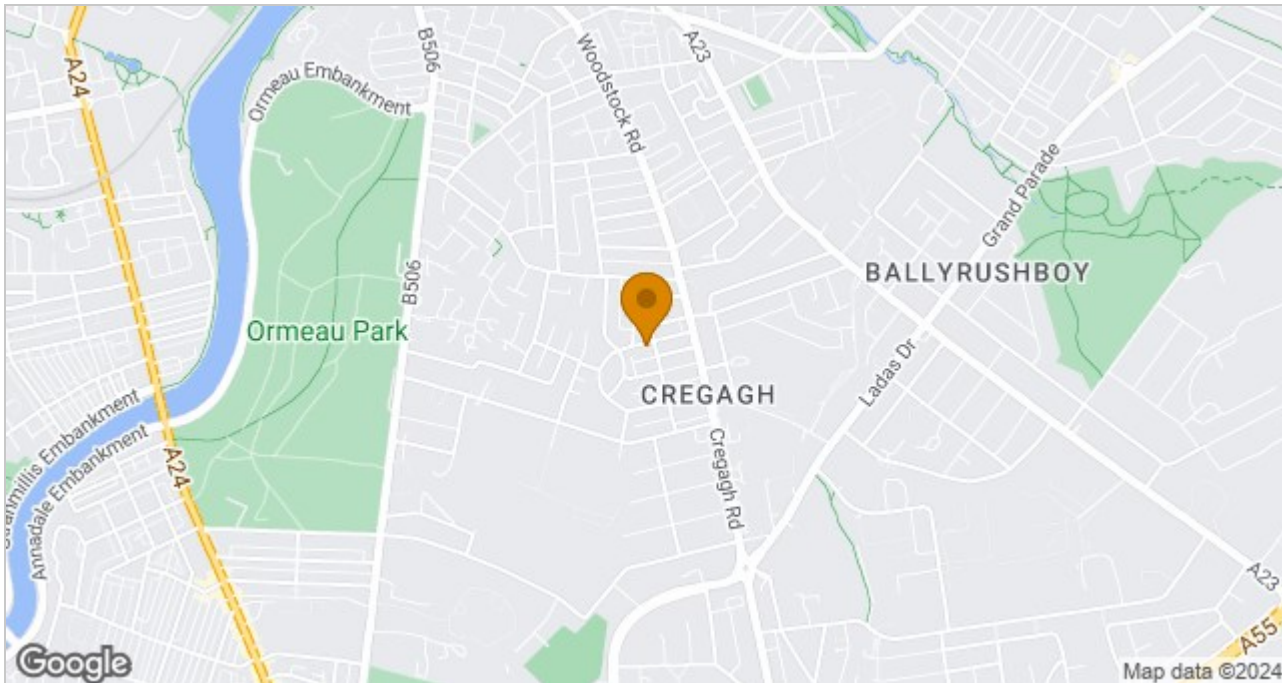
Enclosed yards to the front and rear.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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