



An excellent detached family home situated in a prime location just off the Upper Knockbreda carriageway at Upper Galwally, offering adaptable, well-proportioned accommodation which will no doubt have wide ranging appeal to those seeking a family home with good access to the City Centre, local schools and the impressive shopping centre at Forestside.

The accommodation is bright and spacious throughout comprising on the ground floor, a large living room with feature gas fire, fitted kitchen with dining area, lounge with patio door access onto the enclosed rear garden, downstairs WC and utility room plumbed for washing machine.

Upstairs are four well-proportioned bedrooms including a good sized family bathroom. In addition the property benefits from double glazed windows, gas central heating, a large adjoining garage with electric shutter, ample driveway parking with secure electric gate access to the front and an excellent enclosed rear garden with paved patio area, perfect for entertaining. We can highly recommend an internal inspection.

Offers Over
£349,950

1 Glencregagh Court,
BELFAST,
BT6 0PA

Viewing by
appointment
through agent
028 9066 3030



- Beautifully presented detached family home in convenient and highly sought after location
- Two bright reception rooms with feature gas fires
- Spacious fitted kitchen with dining area and separate utility room
- Downstairs WC
- Four well proportioned bedrooms with built in wardrobes
- Large family bathroom
- uPVC double glazing throughout; Gas heating
- Adjoining garage with electric door; Ample driveway parking with electric gate access
- Enclosed rear with good sized paved patio area; Well maintained front garden with mature shrubs
- Fantastic family home; Early viewing highly recommended

The Property Comprises:

Ground Floor

ENTRANCE PORCH: uPVC glazed door, feature floor tiling.

HALLWAY: uPVC front door, carpeted.

LIVING ROOM: 14' 9" x 13' 1" (4.5m x 3.99m) Feature fireplace with walnut surround, tiled hearth and gas fire, feature bay window.



DOWNSTAIRS W.C.: Low flush wc, wash hand basin, chrome heated towel rail.

LOUNGE: 10' 9" x 10' 7" (3.28m x 3.23m) Feature fireplace with mahogany surround and gas fire. Sliding patio door to enclosed rear garden.



KITCHEN: 13' 9" x 11' 1" (4.19m x 3.38m) Range of high and low level units, built-in oven, ceramic hob and extractor fan, stainless steel sink with mixer tap, laminate work surfaces, tiled flooring.



UTILITY ROOM: 9' 5" x 9' 0" (2.87m x 2.74m) Range of high and low level units, stainless steel sink with mixer tap, plumbed for washing machine, tiled flooring, uPVC door access to rear garden.



First Floor

LANDING: Carpeted, hotpress cupboard, access to roofspace.

BATHROOM: 9' 9" x 5' 8" (2.97m x 1.73m) Four piece suite, wc, wash hand basin, bath with overhead shower, corner shower cubicle, ceramic wall and floor tiling.



BEDROOM (1): 12' 9" x 9' 9" (3.89m x 2.97m) Carpeted, wash hand basin with vanity unit, built-in robes with mirror fronted sliding doors. Two built-in robes with access to eaves storage, air conditioning unit.



BEDROOM (2): 11' 3" x 11' 0" (3.43m x 3.35m) Carpeted, built-in wardrobe.



BEDROOM (3): 11' 0" x 7' 2" (3.35m x 2.18m) Carpeted, built-in wardrobe.



BEDROOM (4): 12' 7" x 5' 10" (3.84m x 1.78m) Carpeted, built-in wardrobe.



Outside

ADJOINING GARAGE: 17' 7" x 9' 7" (5.36m x 2.92m) Electric up and over door, light and power, gas boiler.

Enclosed rear garden, fully paved, wooden shed. Outside tap, built-in store.



Location:

At Upper Galwally past Forestside on the right hand side go straight across at traffic lights on dual carriageway to Glencreagh Road then take first on left.

Energy Rating

Epc Type: Domestic

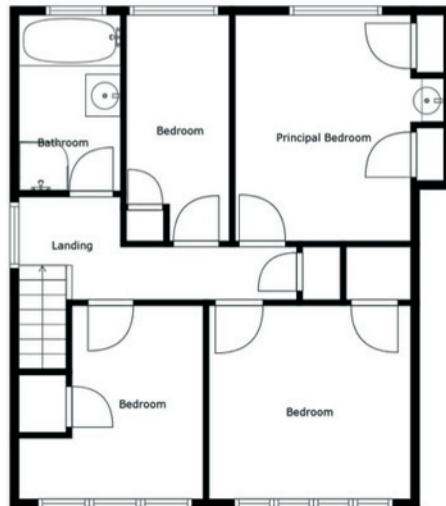
Current: C69

Potential: C71

EPC Landmark Code: 2160-1540-0564-1316-8836

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	69	71
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

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Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
North Down - 028 90 42 4747
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