



An impressive, beautifully presented semi-detached residence occupying a fine level site set back from the main road. The attractive traditional red brick façade with feature bay window is complemented by a generous extension to the rear that blends seamlessly with the original dwelling. Affording a notably bright and spacious interior, the layout could be adapted to suit the occupier's requirements. Recently decorated throughout, the layout is currently in the form of three reception rooms, refurbished kitchen leading to the garden, three bedrooms plus main bathroom. Immaculately presented throughout, the finish is contemporary yet totally in keeping with and sympathetic to the age of the property. Further enhanced by a newly installed roof, gas fired central heating and uPVC frame double glazed windows.

Located along the highly convenient and ever-popular Cregagh Road, within close proximity to various shops, boutiques and restaurants plus leading primary & secondary/grammar schools - perfect for your families, yet within close proximity to main routes with excellent transport links to Belfast City, Ballyhackamore, Dundonald and Holywood, ideal for those wishing to commute. Belvoir, Ormeau and Malone Golf Clubs are all within easy reach. We are confident this property will create wide appeal to a range of purchasers from young professionals to families alike.

Offers Around
£335,000

116 Cregagh Road,
Belfast,
BT6 9ES

Viewing by
appointment
through agent
028 9042 4747

- Impressive traditional red brick semi-detached residence
- Occupying a fine level site set back from Cregagh Road
- Internally and externally restored and refurbished with traditional facade and immaculately presented interior
- Living Room and Sitting Room
- Morning Room / Dining Room
- Recently refurbished kitchen overlooking and with access to garden
- Three Bedrooms
- Modern Bathroom
- Gas fired central heating/uPVC frame double glazed windows
- Tarmac driveway with ample parking to front
- Front and rear gardens in lawn bordered by hedging
- Equidistant between South and East Belfast/Ten minutes drive to Lisburn Road and Ormeau Road
- Ten minute walk to Kingspan Stadium, home of Ulster rugby
- Within proximity to main routes with excellent transport links to Belfast City, Ballyhackamore, Dundonald and Holywood, and easy access to both M1/M2 and Outer ring, ideal for those wishing to commute
- Situated within a 15 minute walk to both Cherryvale and Ormeau Parks/Easy access to City Airport



The Property Comprises:

Ground Floor

Composite front door.

RECEPTION PORCH: Original decorative tiled floor. Glazed inner door to:

HALLWAY: Original decorative tiled floor, ceiling rose, cornice ceiling.

LIVING ROOM: 14' 1" x 10' 6" (4.3m x 3.2m) (into bay window). Feature fireplace with cast iron surround with tiled inset and slate hearth, walnut effect laminate wooden floor, cornice ceiling, picture rail, ceiling rose.



SITTING ROOM: 10' 10" x 10' 10" (3.3m x 3.3m) Decorative cast iron fireplace with slate hearth, shelved recess and low level cupboard.



MORNING ROOM/DINING ROOM: 11' 10" x 8' 2" (3.6m x 2.5m) Tiled floor, cupboard under stairs with light.



KITCHEN: 13' 9" x 8' 2" (4.2m x 2.5m) Modern fitted kitchen with range of high and low level units, wood block effect laminate wooden floor, stainless steel one and a half bowl sink unit with drainer and mixer tap, space for cooker, concealed extractor fan. Plumbed for washing machine, space for fridge/freezer. Ceramic tiled floor, uPVC double glazed door to exterior.



First Floor Return

LANDING: Shelved linen cupboard.

BEDROOM (3): 10' 6" x 8' 2" (3.2m x 2.5m) Overlooking rear garden.



BATHROOM: White suite comprising panelled bath with LED lighting and mixer tap, Mira Sport electric shower unit over, wash hand basin with mixer tap, tiled splashback and low level drawer, low flush wc, ceramic tiled floor, fully tiled walls, window. Roofspace hatch.

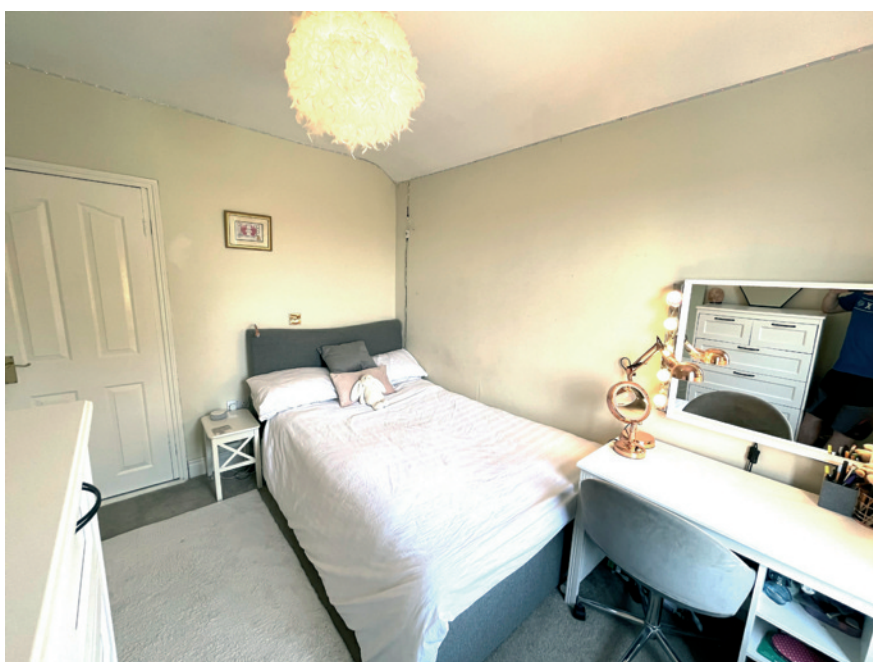


First Floor

BEDROOM (1): 15' 1" x 13' 9" (4.6m x 4.2m) (into bay window). Cornice ceiling, picture rail, ceiling rose.



BEDROOM (2): 11' 10" x 8' 2" (3.6m x 2.5m) Walnut effect laminate wooden floor. Roofspace access.



Outside

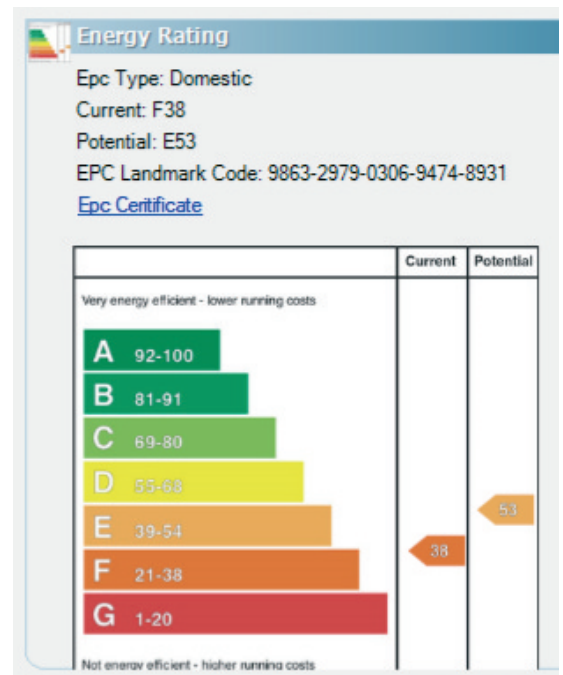
Tarmac driveway offering ample parking. Front garden in lawn.

Good sized rear garden in lawn with paved patio areas bordered by hedging.



Location:

Travelling along the Upper Knockbreda Road (A55), turn right onto Cregagh Road. Continue straight through the mini roundabout and No 116 is located on the right hand side of the road.



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

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