

GERARD MCCLINTON
ESTATE AGENT



131 Cregagh Road, Belfast, BT6 0LA
Offers in the region of £349,950



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131 Cregagh Road

Belfast, BT6 0LA

I am excited to present this stunning extended red brick semi-detached home for sale, located on the highly sought-after Cregagh Road in Belfast. Built around 1910, Number 131 Cregagh Road is positioned at the intersection of Ardenlee Parade and Cregagh Road, providing excellent access to the vibrant shops and restaurants in the area, as well as convenient routes to Rosetta and Ravenhill Road. A nearby bus stop offers a quick 15-minute journey to Belfast City Centre, and several of the city's top schools are easily accessible.

My clients purchased this property in 1985 and have cherished their time here, maintaining and extending it to create a spacious family-oriented residence. The kitchen family room is particularly impressive, featuring a bright, open layout, high-end fitted kitchen, and a separate utility room, making it an ideal space for entertaining or unwinding.

The front of the house boasts a sitting room with a bay window and period details, providing a more relaxed atmosphere, while the rear includes a cozy "snug" room.

This home includes two modern, well-appointed bathrooms: a ground-floor wet room shower and a first-floor bathroom equipped with both a bath and shower.

On the first floor, there are three generously sized double bedrooms, perfectly suited for contemporary family living, and the converted roof space features a fixed staircase, roof windows, lighting, power, and flooring.

The exterior showcases a meticulously maintained lawn at the front and side, a lovely patio area, and double gates leading to the detached garage.

Additional modern conveniences include a gas-fired boiler with underfloor heating in the kitchen family area, wet room, utility and snug, complemented by separate Hive controls for different areas on the ground floor.



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Entrance Porch

Entrance Hall

Living Room

13'7" x 10'7" (4.16 x 3.23)

Extended Kitchen / Family / Dining Room

30'7" x 18'7" (9.34 x 5.68)

Utility Room

6'2" x 5'8" (1.88 x 1.75)

Wet Room / Shower Room

7'10" x 6'6" (2.4 x 2.0)

Snug / Reception 3

12'11" x 11'11" (3.94 x 3.64)

First Floor Landing

Master Bedroom

14'10" x 10'11" (4.54 x 3.33)

Bedroom 2

11'1" x 9'2" (3.38 x 2.8)

Bedroom 3

12'5" x 8'1" (3.8 x 2.47)

Staircase to Roofspace

14'1" x 11'5" (4.3 x 3.5)



Outside
Detached Garage

Directions





Floor Plans



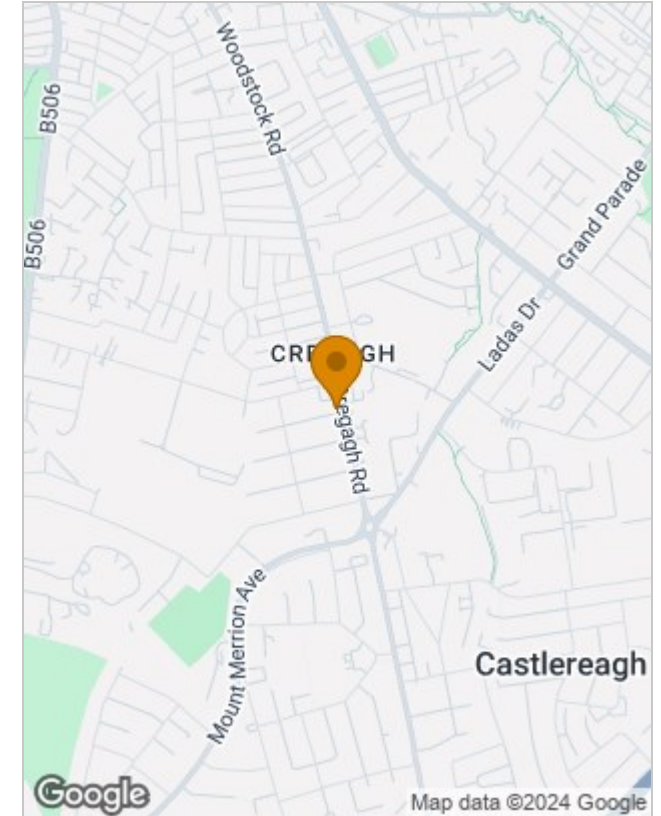
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

