

49 Glencregagh Drive, Belfast,
County Antrim, BT6

Asking Price: £279,950

 **Reeds Rains**

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Glencregagh Drive, Belfast, County Antrim, BT6

Asking Price: £279,950

Council Tax Band:

EPC Rating: C

A beautiful extended family home.

DESCRIPTION

We are delighted to welcome to the market this superb family home, conveniently located in Glencregagh Drive, which can be found just off the Upper Knockbreda Road. The location offers ease of access to the Belfast city centre and local amenities, such as Forestside Shopping Centre & Tesco Newtownbreda. The home is also in the catchment area for many leading, primary, secondary and grammar schools.

The home has been beautifully finished throughout and is situated on an elevated site, offering stunning views across the city

Internally, on the ground floor, there is a spacious kitchen with integrated appliances and dining space with views, and an impressive living room with patio door. The ground floor extension provides a further reception room which is currently used as an office, along with a utility room and a further office/storage room. Moving to the first floor, the landing has been tastefully finished with wall panelling and again, offers beautiful city views. There are also three well appointed bedrooms, and a modern bathroom suite.

Externally, there is a tarmac driveway with ample car parking space, and a front garden with plants and shrubs. To the rear, there is a paved sitting area and steps to the private rear garden, which is enclosed and has been laid in lawn.

Internal viewing is highly recommended to appreciate all that this family home has to offer.

GROUND FLOOR

Entrance Hall

A welcoming entrance hall with glazed pvc door, and hard wood flooring.

Kitchen

16'6" x 9' (5.03m x 2.74m)

A modern kitchen with a good range of high and low level units, granite work surfaces, integrated fridge freezer, electric hob and oven, and extractor hood. There is also a single drainer with mixer tap. The kitchen includes space for dining, and offers stunning views across the city.

Living Room

18'9" x 11'11" (5.72m x 3.63m)

Spacious family room with cast iron fireplace and open fire, hardwood flooring and cornicing. There is also a patio door leading to the rear garden.

Utility Room

8'7" x 7'11" (2.62m x 2.41m)

The utility room has been plumbed for a washing machine and drier, has a range of units, and a stainless steel drainer with mixer tap. The room has been finished with a tiled floor.

Office One

7'11" x 7'5" (2.41m x 2.26m)

A convenient space currently used as a home office, with hard wood flooring and ceiling spotlights.

Office Two

7'11" x 6'10" (2.41m x 2.08m)

A further room currently used as storage, but would be suitable for another office space or home gym.

FIRST FLOOR

Landing

The landing has been beautifully finished with wall panelling and offers stunning views across Belfast city.

Bedroom One

11'11" x 9'5" (3.63m x 2.87m)

A spacious double bedroom with laminate

flooring, built-in robes, ceiling spotlights and cornicing.

Bedroom Two

11'11" x 9' (3.63m x 2.74m)

A further double bedroom with laminate flooring, cornicing, and ceiling spotlights.

Bedroom Three

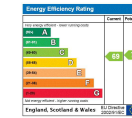
8'11" x 8'11" (2.72m x 2.72m)

A very generous third bedroom with views over Belfast, herringbone flooring, cornicing and ceiling spotlights.

Bathroom

8'4" x 5'11" (2.54m x 1.8m)

Attractive bathroom suite with free standing bath with waterfall mixer tap, shower cubicle with thermo-controlled shower unit, a wash hand basin with mixer tap and vanity unit, and a heated towel rail. The bathroom is finished with wall panelling, a tiled floor and ceiling spotlights.



For full EPC please contact the branch.

OUTSIDE

On the outside of the property, to the front, there is a tarmac driveway with ample car parking space, along with an excellent garden with plants and shrubs. To the rear, there is a patio area and elevated garden, perfect for entertaining.

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.