



## 23 Glencregagh Drive, Forestside, Belfast, BT6 0NJ

**Asking Price £269,950**

Situated off the Upper Knockbreda Road, Glencregagh Drive is within walking distance to Lesley Forestside Shopping Centre and is convenient to the Ormeau & Ravenhill Road's and Outer Ring providing easy access to most parts of the City. The property itself is positioned on a fantastic site with superb rear gardens, and is located in this prime residential location. Internally the accommodation comprises, spacious lounge, kitchen / dining, an Ivory bathroom suite and 2 of the 4 bedrooms are located on the ground floor with one benefitting from an en-suite shower room. Upstairs there are two further bedrooms. There is off street parking for 2-3 cars that leads to the detached garage. The gardens have been very well maintained to both the front and also to the rear. The property does require modernisation however could be an excellent purchase for those hoping to downsize or offers great potential for those hoping to extend and create their dream family home and make the most of the fantastic outside space.

- Extended detached home
- En-suite to ground floor bedroom
- Spacious lounge
- Oil heating
- Detached garage & off street parking
- 4 bedrooms 1 reception room or 3 bedrooms 2 reception
- Ground floor bathroom suite
- Kitchen with dining area
- Double glazed windows
- Excellent, well maintained rear gardens

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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		EU Directive 2002/91/EC	



### The accommodation comprises

Pvc double glazed front door leading to the entrance hall

### Entrance hall



### Lounge 19'6 x 13'4 (5.94m x 4.06m)



Solid wood flooring. Stone fireplace with raised tiled hearth housing coal effect gas fire.

### Kitchen / dining 16'7 x 10'3 (5.05m x 3.12m)



Range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, formica work surfaces, cooker space, extractor fan, plumbed for washing machine, tiled floor, part tiled walls.

### Bathroom



Ivory suite comprising tiled panelled bath, mixer taps, thermostatically controlled shower, fully tiled walls, low flush w/c, pedestal wash hand basin, tiled floor.

**Bedroom 1 / living room 14'3 x 10'7 (4.34m x 3.23m)**



**Bedroom 2 11'2 x 10'8 (3.40m x 3.25m)**



**En-suite**



Comprising corner fully tiled shower cubicle, thermostatically controlled shower, low flush w/c, pedestal wash hand basin, fully tiled walls, extractor fan, tiled floor.

**1st floor**

Landing, built in storage.

**Bedroom 3 14'5 x 11'1 (4.39m x 3.38m)**



Built in robes and eaves storage.

**Bedroom 4 14'4 x 13'8 (4.37m x 4.17m)**



**Outside**

Off street parking for 2-3 cars leading to the detached garage.

**Detached garage 20'4 x 10'8 (6.20m x 3.25m)**

**Front gardens**

Neat front gardens laid in lawn with a range of plants, trees and shrubs.



## Rear gardens



Lower paved patio area, outside tap, boiler house housing oil fired boiler, pvc oil tank.

## Additional raised lawn gardens



Well maintained lawn gardens with a range of plants, trees and shrubs.

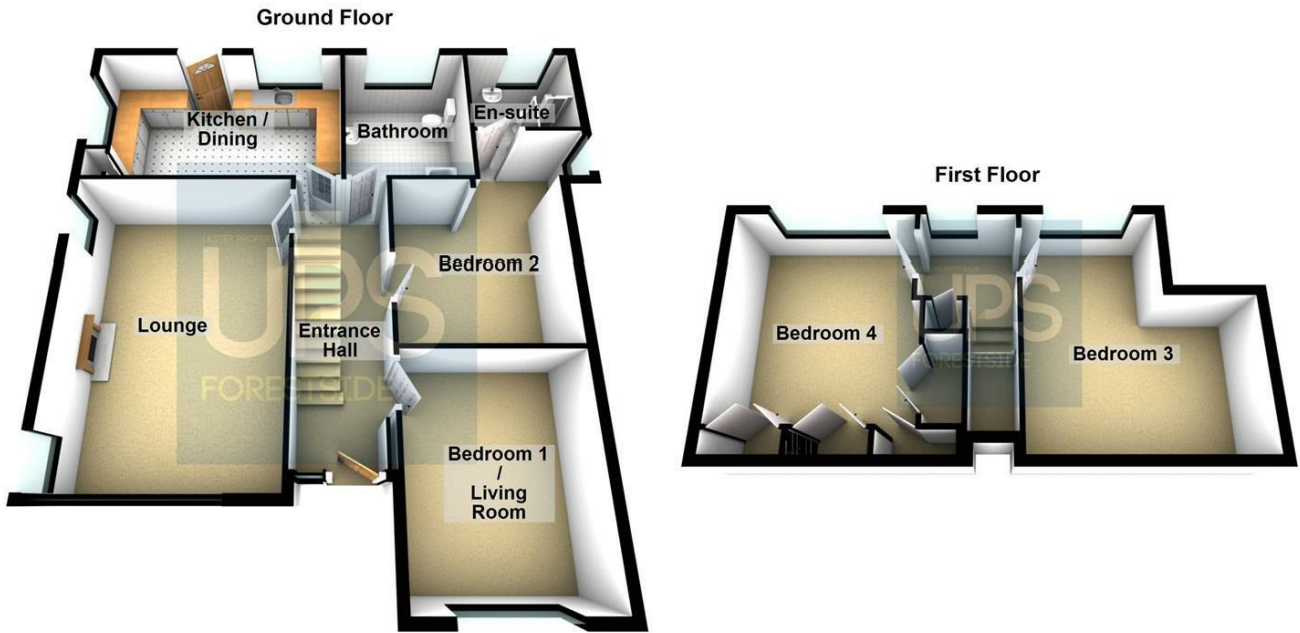
## Additional garden image



## Rear elevation

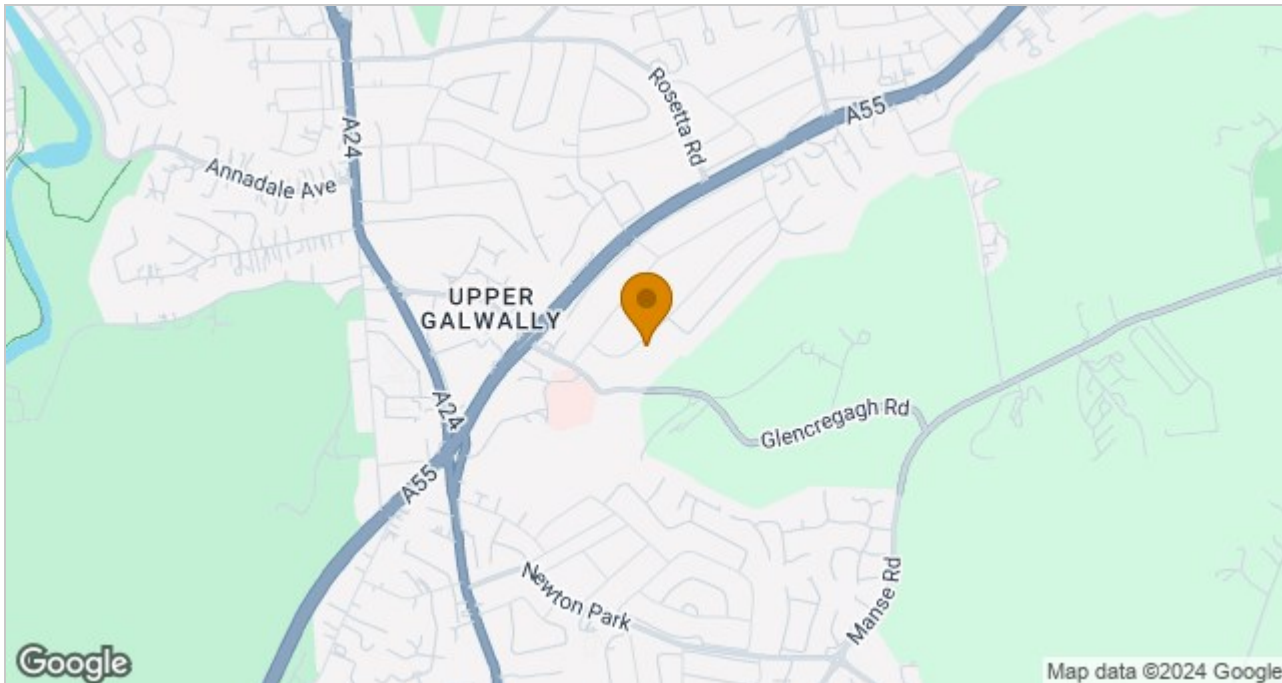


## Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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