

# 199 Cregagh Street

Woodstock, BT6 8NL

# Cowley



## Price: OA £139,950

A superb starter home with extended kitchen.

- Entrance hall with tiled floor and cornice ceiling
- Attractive lounge with bay window
- Separate living/dining with PVC double French doors
- Open plan to luxury fitted kitchen with tiled floor and part tiled walls, built in oven and hob
- 3 Bright bedrooms
- Deluxe bathroom incorporating thermostatically controlled shower
- Gas fired central heating
- PVC double glazed windows and external doors

This superb starter home is the perfect opportunity for those looking to get onto the property ladder. The entrance hall boasts a tiled floor and cornice ceiling, setting the tone for the rest of the property. The attractive lounge features a bay window, allowing plenty of natural light to flood in, while the separate living/dining area benefits from PVC double French doors, creating a bright and airy space.

The open plan luxury fitted kitchen is a real highlight of this property, with a tiled floor and part tiled walls, built-in oven and hob, and plenty of storage space. This extended kitchen is perfect for those who love to cook and entertain, with ample space for a dining table and chairs.

There are three bright bedrooms in this property, each offering plenty of natural light. The deluxe bathroom incorporates a thermostatically controlled shower, adding a touch of luxury to your daily routine.

Other features of this property include gas fired central heating, PVC double glazed windows and external doors, and a sought-after location on a main arterial route to the City Centre. This is a fantastic opportunity to own a beautiful home in a desirable area, so don't miss out!

OPEN ENTRANCE PORCH:

PVC front door and frame.

ENTRANCE HALL:

Tiled floor, cornice ceiling, storage under stairs, separate cloaks.

LOUNGE:

12'1" x 10'2" bay window, cornice ceiling, laminate floor.



DINING ROOM:

10'3" x 10'1" laminate floor, PVC double glazed French doors.

**OPEN PLAN TO  
LUXURY KITCHEN:**

14'0" x 5'4" single drainer stainless steel sink unit, mix taps, range of built in high and low level units, built in oven and ceramic hob, stainless steel extractor hood, plumbed for washing machine, tiled floor, part tiled walls.



**FIRST FLOOR**

**BEDROOM 1:**

10'0" x 9'1"



**BEDROOM 2:**

9'10" x 9'2"

BEDROOM 3:

7'0" x 6'4"



DELUXE  
BATHROOM:

Paneled bath, thermostatically controlled shower, shower screen, pedestal wash hand basin, low flush w.c., heated towel rail.



ROOFSPACE:

Gas boiler.

OUTSIDE:

Spacious enclosed yard. Store, Outside water tap and outside light.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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