



41 Downshire Park East, Cregagh, Belfast, BT6 9JP

Asking Price £189,950

Downshire Park East is ideally just off the Upper Cregagh Road, in a popular and convenient residential area. This extended semi detached home is both bright and spacious, and comprises 3 good size bedrooms, lounge with dining area, an extended fitted kitchen, and a 1st floor white bathroom suite completes the accommodation. This property is well positioned, and offers fantastic access to local shops, schools, and provides good access to Belfast City centre. Externally there is off street parking to the front. There is also a lawn garden to the front and also a good size garden to the rear. A convenient location, this home should appeal to the 1st time/ family buyers and we would therefore encourage early viewing of this home.

- Extended semi detached
- Lounge open to the dining area
- Deluxe white bathroom suite with feature 'Jacuzzi' bath
- Double glazed windows
- Good sized gardens to the rear
- Three good size bedrooms
- Extended kitchen
- Gas central heating
- Off street parking to the front
- Close to many local amenities

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(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		69	74

EU Directive 2002/91/EC

The accommodation comprises

Composite front door leading to the entrance hall.

Entrance hall



Lounge 12'8 x 12'1 (3.86m x 3.68m)



Laminate flooring, archway to the dining room.

Dining room 12'3 x 10'4 (3.73m x 3.15m)



Marble fireplace with raised hearth, sliding doors leading to the rear gardens.

Extended kitchen 17'4 x 8'1 (5.28m x 2.46m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and oven, plumbed for washing machine, plumbed for dishwasher, dryer space, tiled floor.

Additional kitchen image



1st floor

Landing, built in storage. Access to the roof space via a slingsby ladder approach.

Roof space

Floored, light and power. Gas boiler.

Bedroom 1 12'4 x 10'4 (3.76m x 3.15m)



Laminate flooring.

Bedroom 2 11'7 x 10'4 (3.53m x 3.15m)



Laminate flooring. Built in sliding robes.

Bedroom 3 8'4 x 8'1 (2.54m x 2.46m)



Laminate flooring.

Bathroom 8'1 x 6'6 (2.46m x 1.98m)



White suite comprising Jacuzzi bath with mixer taps, chrome thermostatically controlled shower, low flush w.c, wash

hand basin with storage below, fully tiled walls, LED wall mirror, tiled floor, pvc panelled ceiling, recessed spotlights, wall mounted radiator.

Additional bathroom image



Outside

Off street parking to the front.

Front gardens

Gardens to the front laid in lawn.

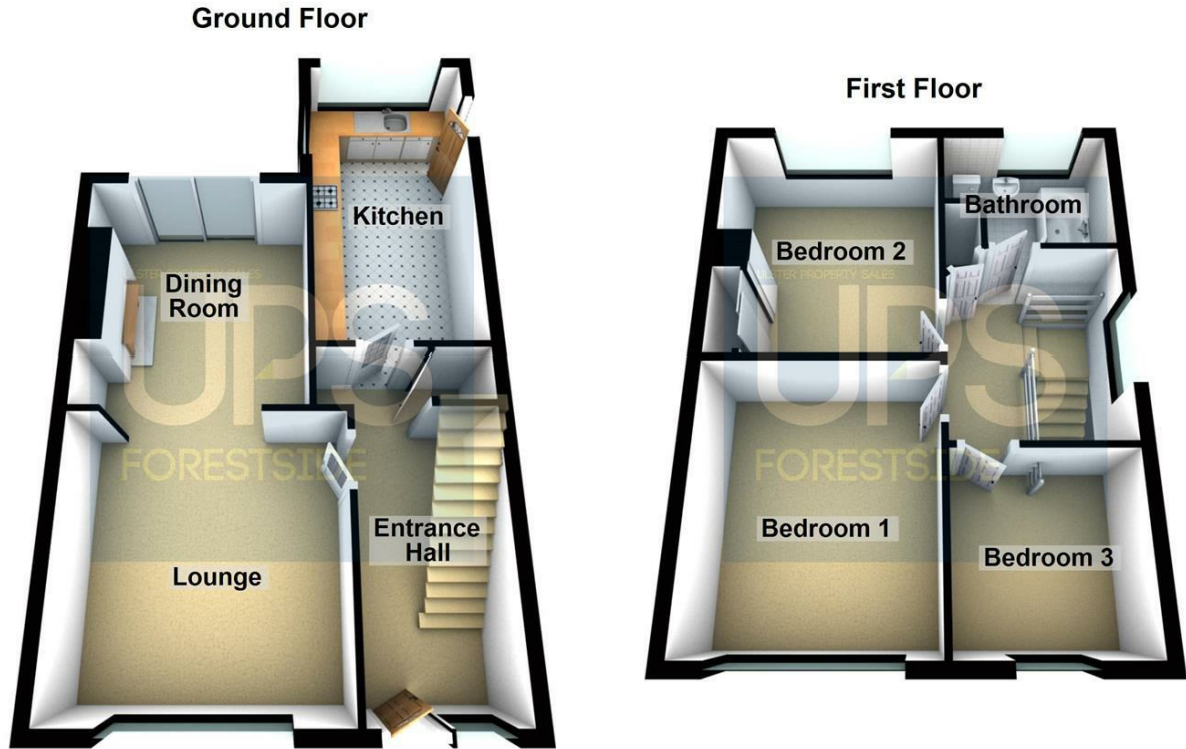
Rear gardens



Good size gardens to the rear laid in lawn with flowerbeds and additional flagged patio area. Side gate access. Outside power sockets, outside tap, Recently constructed garden room with access to a storage shed.

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



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