



45 Glencregagh Drive, Upper Knockbreda Road, Belfast, BT6 0NJ

Asking Price £199,950

Glencregagh Drive is just off the Upper Knockbreda Road, only a few minutes walk from Lesley Forestside Shopping Centre and if you make use of the walk over bridge and cut through Rosetta, you can be on the Ormeau Road in no time, to make the most of the cafés and restaurants and Cherryvale Playing Fields.

Internally the property comprises three bedrooms, kitchen dining to the front, lounge dining to the rear and modern shower suite on the first floor.

The property also benefits from an oil heating system and double glazing.

Outside there is a front garden laid in lawns, driveway with ample parking leading to detached garage and enclosed rear patio and garden laid in lawns with a range of mature plants, trees and shrubs.

This would be an excellent investment opportunity and/or first time purchase for those hoping to add their own fit and finish.

- Semi Detached Home
- Kitchen / Dining To The Front
- 1st Floor Shower Suite
- Front Gardens Laid In Lawns
- Detached Garage
- Three Bedrooms
- Spacious Lounge To The Rear
- Oil Heating / Double Glazed
- Driveway With Ample Parking
- Enclosed Rear Garden Laid In Lawns

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	70
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



The Accommodation comprises



Glass panelled front door with glazed side panels to entrance hall. Understairs storage.

Fitted Kitchen/Dining 16'7 x 8'9 (5.05m x 2.67m)



Full range of high and low level units, Formica work surfaces , built in hob and double under oven, plumbed for washing machine, and dish-washer, stainless steel 1 1/4 bowl sink unit with mixer taps.



Lounge 18'8 x 11'8 (5.69m x 3.56m)



Stone fireplace. Pvc door to patio/garden.



First Floor

Bedroom One 12'2 x 9'5 (3.71m x 2.87m)



Built in robe.

Bedroom Two 12'4 x 8'9 (3.76m x 2.67m)



Bedroom Three 9'3 x 8'9 (2.82m x 2.67m)



White Shower Suite



Comprising walk in shower unit with Mira shower unit, wash hand basin with mixer taps, low flush w.c. Part tiled walls. Tiled flooring.

Landing

Access to roof space via fold down ladder.

Outside Front



Front garden laid in lawns with plants and shrubs.
Driveway with ample parking leading to detached garage.

Detached Garage 20'0 x 8'3 (6.10m x 2.51m)

Up and over door. Light and power.

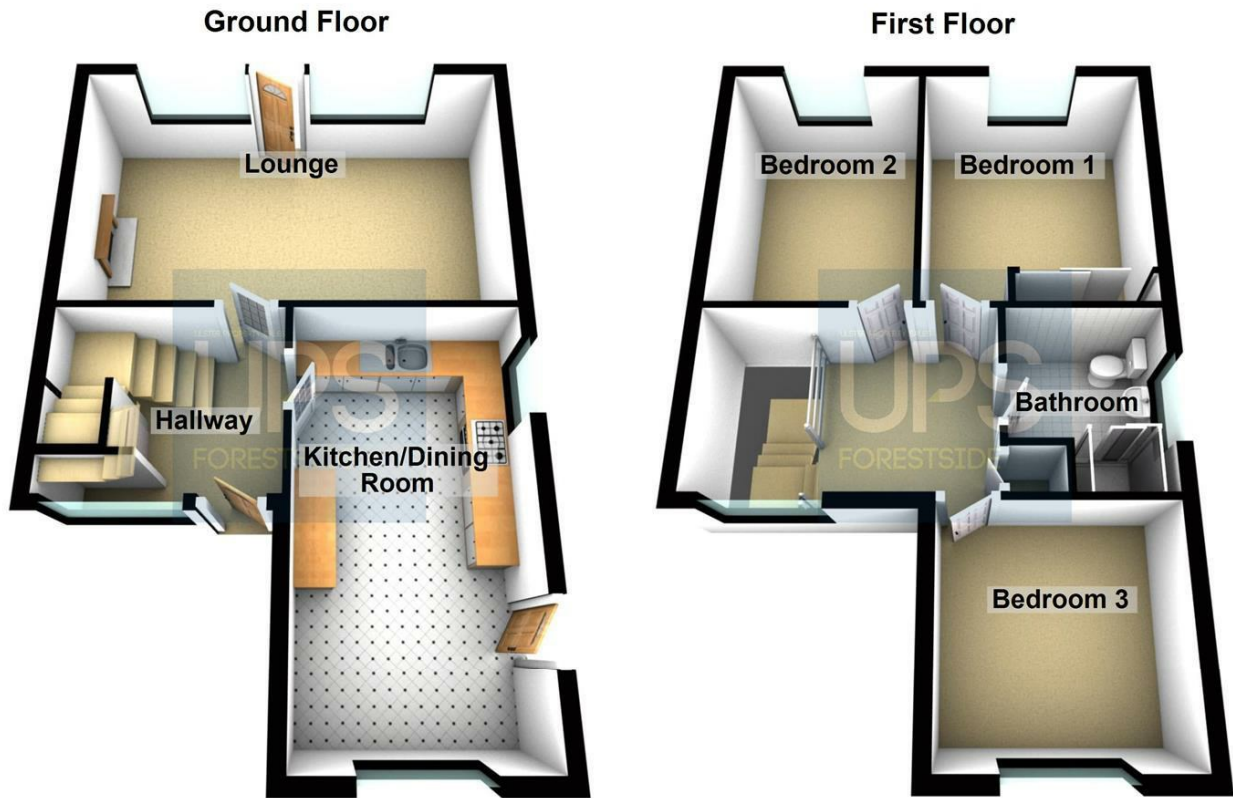
Outside Rear



Enclosed rear garden laid in lawn with a mature range of plants trees and shrubs. Housing oil tank. Pvc tank.

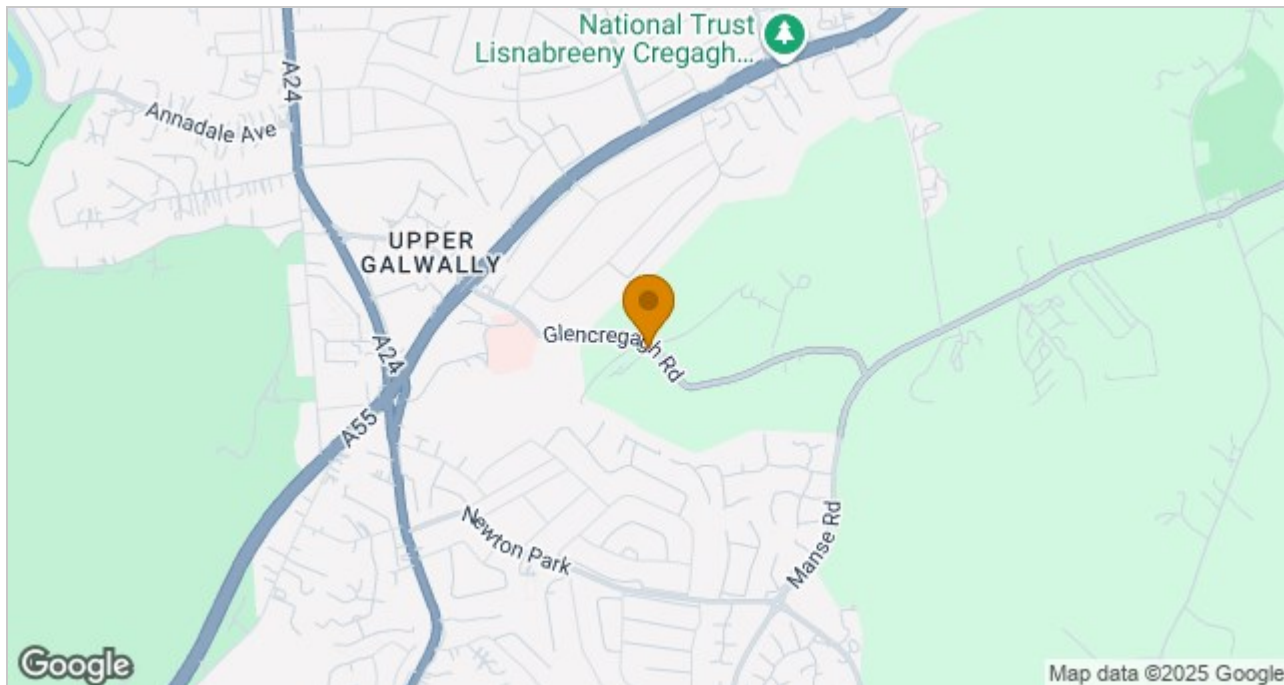


Floor Plan



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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