

# 14 Loopland Crescent

Cregagh, BT6 9EE

# Cowley



## Price: OA £154,950

Semi Detached Villa with kitchen extension to rear.

- Attractive entrance hall with storage under the stairs
- Lounge with mahogany fireplace and bay window
- Living room with bow window
- Separate breakfast room
- Extended kitchen with built in oven and hob
- 3 Bright bedrooms
- PVC double glazed
- Oil fired central heating / detached wooden garage
- Double entrance gates, concrete driveway to front with patio area to rear

This home is ideal for the first time buyer seeking a property to put their own stamp on.

Enjoying a prime location in the popular Loopland Crescent, this superb property enjoys a character and charm which can only be fully appreciated by internal viewing, the property benefits from a good kitchen extension and have been priced to allow for general updating.

OPEN ENTRANCE PORCH

ENTRANCE HALL WITH STORAGE UNDER STAIRS

LOUNGE WITH BAY WINDOW:  
12'0" x 10'9"

Feature mahogany fireplace, picture rails & cornice ceiling.



LIVING ROOM: 10'0" x 9' 10"  
With Bow window



BREAKFAST ROOM: 11'4" x 5'11"





**EXTENDED KITCHEN: 10'7" x 9'9"**

Single drainer stainless steel sink unit, mixer taps, range of built in high and low level units, built in oven and hob. Plumbed for a washing machine



**FIRST FLOOR**

**BEDROOM 1: 9'8" x 7'5"**

Full length built in robes with sliding doors.



**BEDROOM 2: 10'0" x 9'10"**



**BEDROOM 3: 6'9" x 6'7"**



## BATHROOM:

Paneled bath, pedestal wash hand basin, low flush w.c., Hot press, Copper cylinder immersion heater



## OUTSIDE:

Detached wooden garage 15'10 x 10'0"

Boiler house, oil fired boiler, oil tank.  
Secluded paved patio to rear.

Double entrance gates, concrete driveway.



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		57
<b>E</b> 39-54	40	
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

**Cowley**

East Belfast Office  
36 Cregagh Road, Belfast, BT6 9EQ  
T: 028 9045 1248 F: 028 9073 9096

E: [info@cowleyproperty.com](mailto:info@cowleyproperty.com)  
W: [www.cowleyproperty.com](http://www.cowleyproperty.com)



**Mortgage  
Advice Bureau**

Keith Boyce DipPFS, Cert CII (MP)  
Financial Adviser  
36 Cregagh Road, Belfast, BT6 9EQ  
T: 028 9073 2225 F: 028 9073 9096

E: [keithboyce@mab.org.uk](mailto:keithboyce@mab.org.uk)  
W: [mortgageadvicebureau.com/keithboyce](http://mortgageadvicebureau.com/keithboyce)