

simon**BRIEN**
RESIDENTIAL

48 Loopland Crescent,
Cregagh BT6 9EE



Offers Over £199,950

Telephone 02890 668888
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KEY FEATURES

- Well Presented Three Bedroom Semi-Detached Ideally Positioned Between the Cregagh Road and Castlereagh Road in South East Belfast
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Close to Excellent Schools, Parks, Belfast City Airport and Forestside Shopping Centre
- Walking Distance to Orangefield Park and Tesco Castlereagh Road
- Retaining Many Highly Sought After Original Features Throughout
- Three Well Appointed Bedrooms
- Hallway with Original Tiled Floor and Under Stairs Storage
- Separate Living Room with Square Bay Window
- Dining Room Open to a Fitted Kitchen
- Utility Room
- Modern Fitted Bathroom with White Suite
- Enclosed Front Patio with Tarmac Driveway
- Enclosed Rear Garden with Patio Area and Low Maintenance Lawn Area
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Young Family and Investor Alike
- Early Viewing Highly Recommended

DESCRIPTION

We are delighted to bring to the market this charming semi-detached ideally positioned between the Cregagh Road and Castlereagh Road. The location offers ease of access for the city commuter and is within close proximity to the vibrant villages of Ormeau and Orangefield and is within striking distance of a range of local amenities including many popular restaurants and boutiques. The property lies within the catchment area to a range of the Country's most prestigious schools.

In short the property comprises of: reception hall with original flooring, under stairs storage, separate living room with square bay window, dining room open to a fitted kitchen and a separate utility room with additional storage. To the first floor there are three well-appointed bedrooms and a family bathroom with white suite.

The property further benefits from UPVC double glazing throughout, gas fired central heating, an enclosed front patio with tarmac driveway and a low maintenance rear garden which is part laid in lawns and part patioed ideal for outdoor entertaining.

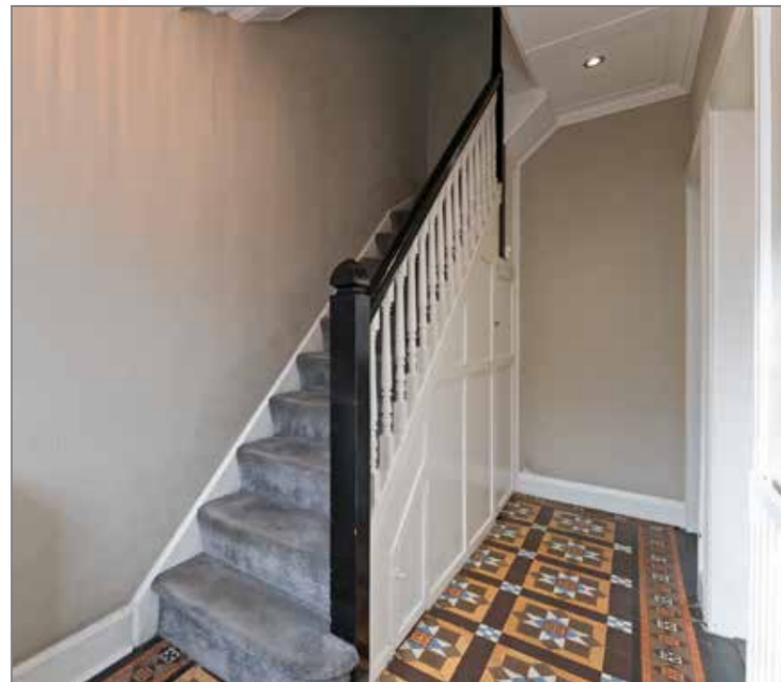
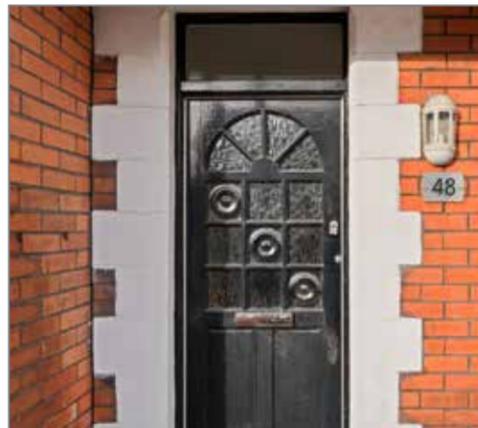
With generously proportioned rooms, bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

ENTRANCE

RECEPTION HALL:

Original Victorian patterned tiled floor with access to electric meter, under stairs storage.

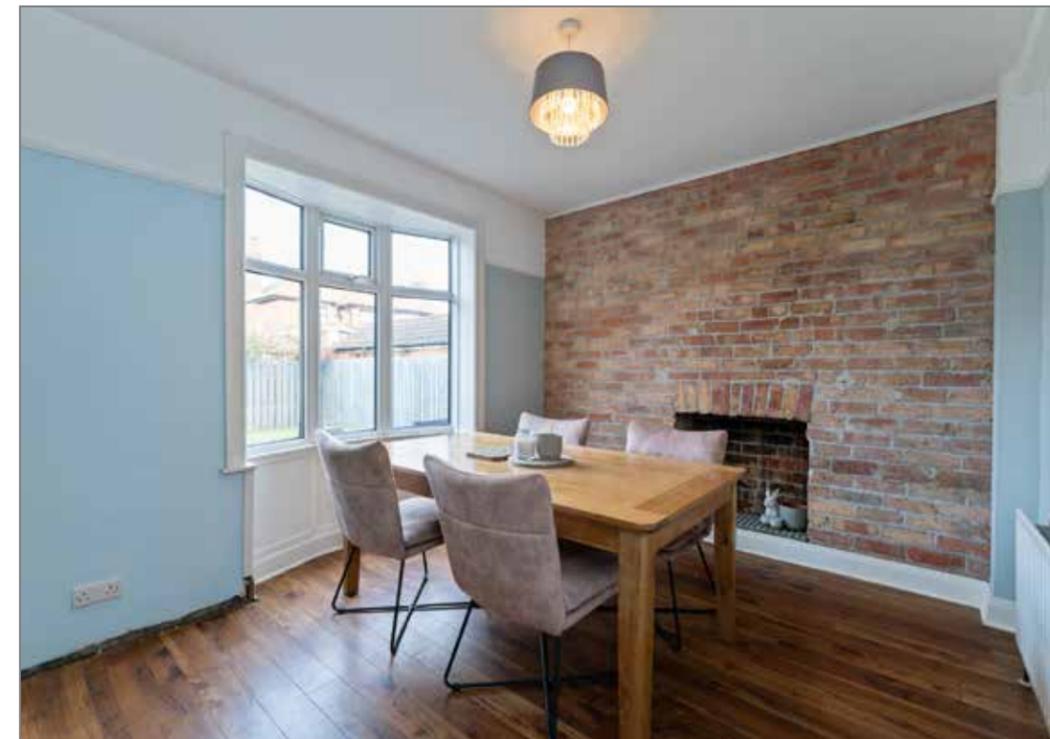


GROUND FLOOR

LIVING ROOM:

12' 0" x 10' 10" (3.66m x 3.3m)

Measurements into square bay window, cornice ceiling, picture rail, wooden laminate effect flooring, brick recess for fireplace.



DINING ROOM:

14' 1" x 11' 0"
(4.29m x 3.35m)

Measurements into bay window, cornice ceiling and picture rail, wooden laminate effect flooring.

KITCHEN:

Galley style kitchen with range of high and low level units, laminate effect worktops, ceramic sink with chrome taps, four ring gas hob with built-in stainless steel extractor fan above, patterned tile splash back, laminate effect flooring, built-in high level oven and grill, built-in fridge freezer, built-in wine rack/drinks' rack, built-in dishwasher, low voltage recessed spotlighting.

UTILITY ROOM:

Plumbed for washing machine.



FIRST FLOOR

LANDING:

Built-in storage cupboard/hotpress.



BATHROOM:

White suite comprising low flush WC with push button, pedestal wash hand basin with chrome mixer tap, panelled bath with fixed glass door, bath with chrome mixer taps, shower with chrome thermostatic control valve, up and over telephone hand unit and rainfall headset, polished tiled floor, part tiled walls, access hatch to roofspace, chrome heated towel rail, frosted glass window.



BEDROOM (3):
6' 11" x 6' 10" (2.11m x 2.08m) ;

Outlook to front.



BEDROOM (1):
10' 0" x 9' 0" (3.05m x 2.74m)

Outlook to front, cornice ceiling.



BEDROOM (2):
9' 1" x 9' 0" (2.77m x 2.74m)

Outlook to rear.



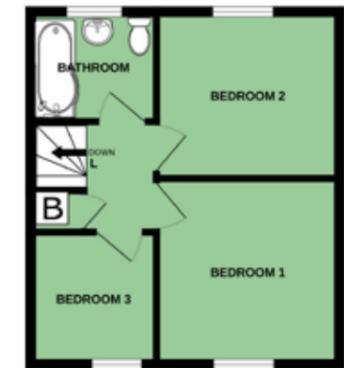
OUTSIDE

Part patioed and part tarmacked, driveway and off-street parking for two cars, hardwood front door with insets and top light into reception hall.

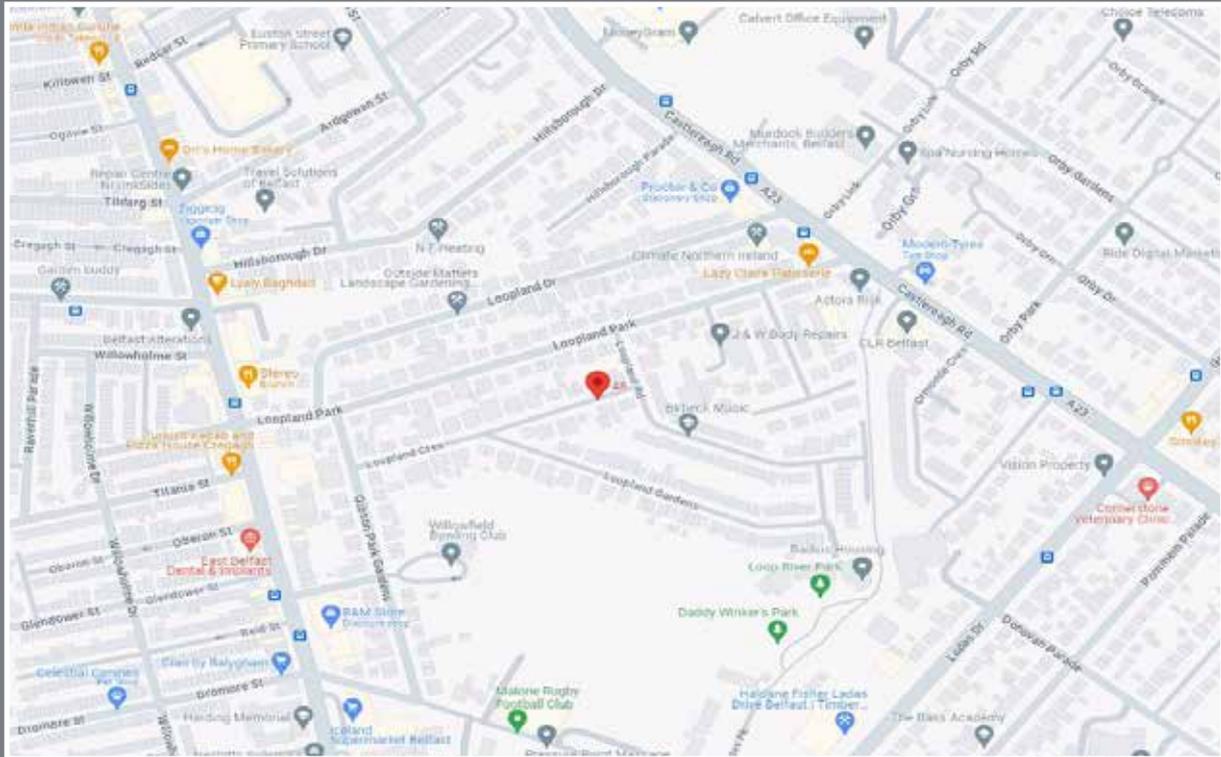


GROUND FLOOR
 429 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
 329 sq.ft. (30.5 sq.m.) approx.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

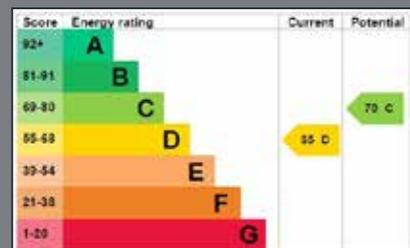


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RMcK/N/24/SD



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