



51 Glencregagh Park, Upper Knockbreda Road, Belfast, BT6 0NS

Asking Price £219,950

Glencregagh Park runs parallel to the Upper Knockbreda Road and with the footbridge over the Upper Knockbreda Road, it provides a convenient and safe link to Rosetta and local amenities including public transport, a variety of shops and the local primary and post primary schools. This semi-detached home offers both space and convenience and enjoys amazing views over Belfast from the rear garden. Internally the property comprises three good sized bedrooms, 2 separate reception rooms, a modern kitchen and is finished with a large white bathroom suite on the first floor with a separate shower cubicle. Furthermore the property benefits from a gas heating system, double glazing and a recently constructed detached garage. In 2019 the property benefitted from a new roof and rainwater goods. To the rear there are enclosed rear gardens, consisting of large patio area that leads a raised lawn garden with fantastic views over Belfast, its landmarks and beyond.

- Excellent semi detached home
- Two separate reception rooms
- Large 1st floor bathroom suite with separate shower cubicle
- Double glazed windows
- Gardens to the front and also to the rear
- Three good size bedrooms
- Modern fitted kitchen
- Gas central heating
- Recently constructed detached garage
- Superb City views

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall

Solid wood flooring, storage under stairs, gas boiler.

Lounge 12'2 x 10'8 (3.71m x 3.25m)



Solid wood flooring, recessed spotlights.

Dining room 12'2 x 11'6 (3.71m x 3.51m)



Solid wood flooring, recessed spotlights. Feature Sandstone fireplace with raised hearth.

Kitchen 13'5 x 7'5 (4.09m x 2.26m)



Range of high and low level units, single drainer sink unit with mixer taps. Wooden work surfaces, 5 ring gas hob and double oven, extractor canopy, plumbed for washing machine, fridge freezer space. Tiled floor.

1st floor

Bedroom 11'8 x 10'9 (3.56m x 3.28m)



Recessed spotlights. Views over Belfast.

Bedroom 2 11'8 x 11'6 (3.56m x 3.51m)



thermostatically controlled shower, extractor fan, part tiled walls, tiled floor, recessed spotlights, built in storage with hot press. Access to the roof space.

Outside

Shared tarmac driveway with ample off street parking.

Detached garage 17'5 x 9'7 (5.31m x 2.92m)

Recently constructed garage with electric roller door, light and power.

Front gardens

Gardens to the front laid in lawn with a range of plants, trees and shrubs.

Rear gardens

Bedroom 3 8'9 x 7'3 (2.67m x 2.21m)



Built in robe. Views over Belfast.

Bathroom 10'9 x 7'2 (3.28m x 2.18m)



White suite comprising freestanding claw foot bath, mixer taps and telephone hand shower, low flush w/c, pedestal wash hand basin, corner shower cubicle with



Enclosed gardens to the rear with flagged patio area and raised gardens to the rear which enjoy fantastic views over Belfast and beyond. Outside tap.

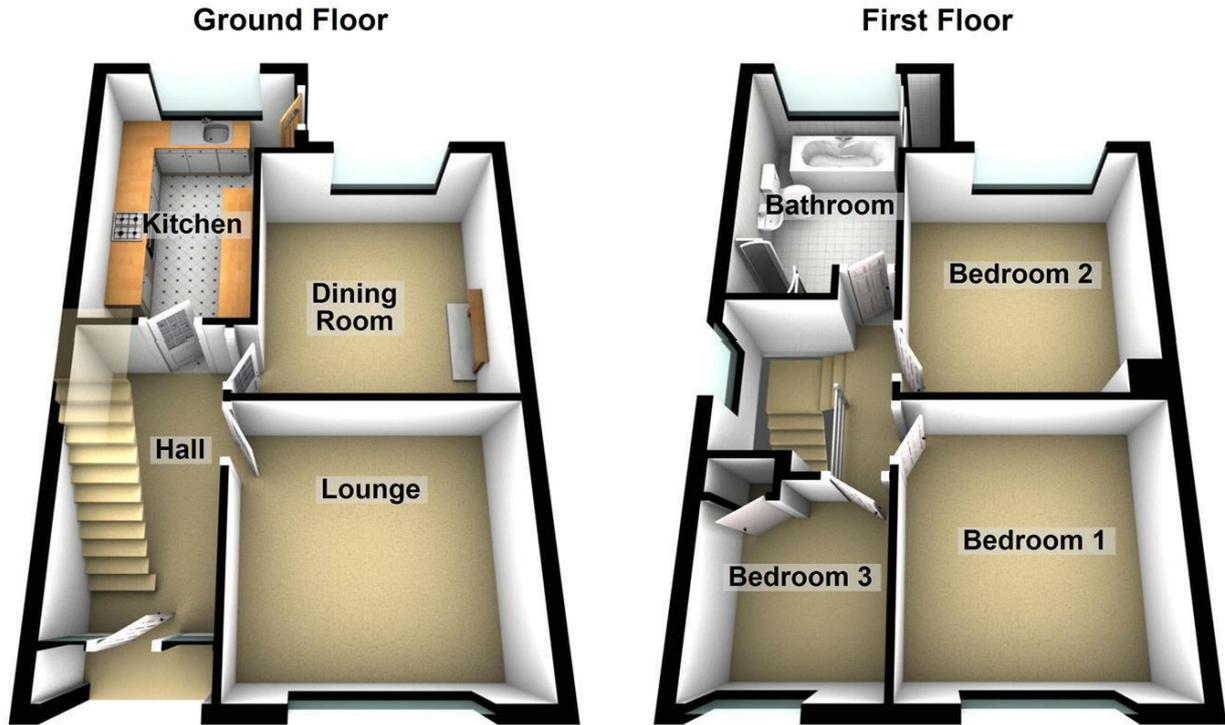
Rear elevation



Views from the rear gardens

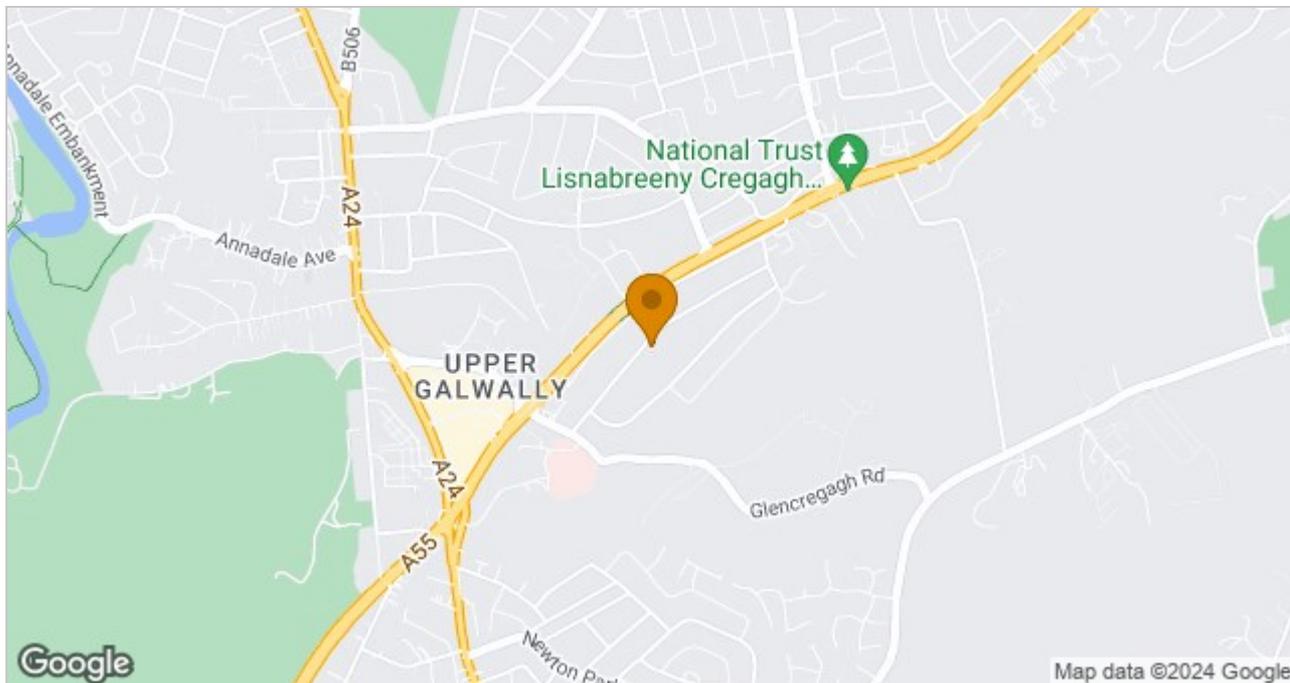


Floor Plan



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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