

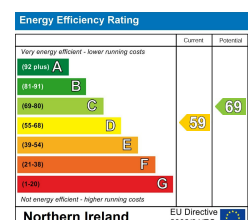


## 23 Loopland Gardens, Cregagh, Belfast, BT6 9EB

**Asking Price £195,000**

Loopland Gardens is pleasantly located between the Cregagh & Castlereagh Road's, a highly desirable location, that offers so much convenience to the vast array of amenities that are available, including leading schools, shopping facilities in the East and South East of the city, as well as offering good access into Belfast City centre. This home has been well maintained and modernised by its current owners and enjoys accommodation of a fantastic modern fitted kitchen / family dining area, lounge open to dining area, 3 bedrooms, 1st floor bathroom suite. Outside there is off street parking to the front, and an ample sized low maintenance rear garden with an aspect over Malone Rugby grounds. This home was also re-wired in 2020. Early viewing really does come strongly recommended as interest in this location continues to be exceptionally high.

- Supern semi detached home
- Lounge that opens to dining area
- White bathroom suite
- Double glazed windows
- Gardens to the front and rear
- Three bedrooms
- Modern kitchen with dining area
- Gas fired central heating
- Re-wired in 2020
- Exceptionally popular and convenient location





### The accommodation comprises

Pvc double glazed front door leading to entrance hall

### Entrance hall



### Lounge / dining 22'3 x 9'9 (6.78m x 2.97m)



Multi fuel burner, To bay window, access to dining area.

### Dining area



### Kitchen / dining 26'9 x 9'8 (8.15m x 2.95m)

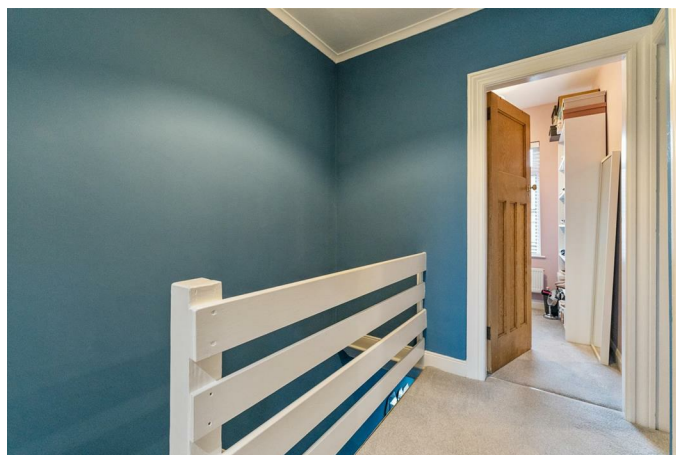


Modern fitted kitchen with a full range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, work surfaces. 4 ring hob and under oven, fridge freezer space, plumbed for washing machine, extractor fan, recessed spotlights, laminate flooring, gas boiler.

### Additional kitchen image



### 1st floor



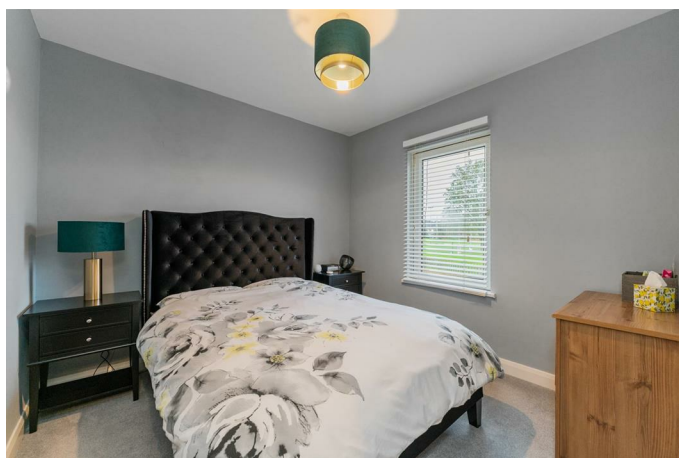
Landing, access to the the roof space via a slingsby ladder approach.



**Bedroom 1 9'8 x 9'9 (2.95m x 2.97m)**



**Bedroom 2 9'9 x 9'9 (2.97m x 2.97m)**



**Bedroom 3 7'5 x 6'6 (2.26m x 1.98m)**



**Bathroom 6'3 x 5'9 (1.91m x 1.75m)**



White suite comprising panelled bath, Triton enrich shower, low flush w/c, pedestal wash hand basin, fully tiled walls, tiled floor.

**Outside**

Off street parking to the front.

**Front gardens**

Low maintenance gardens to the front.

**Rear gardens**

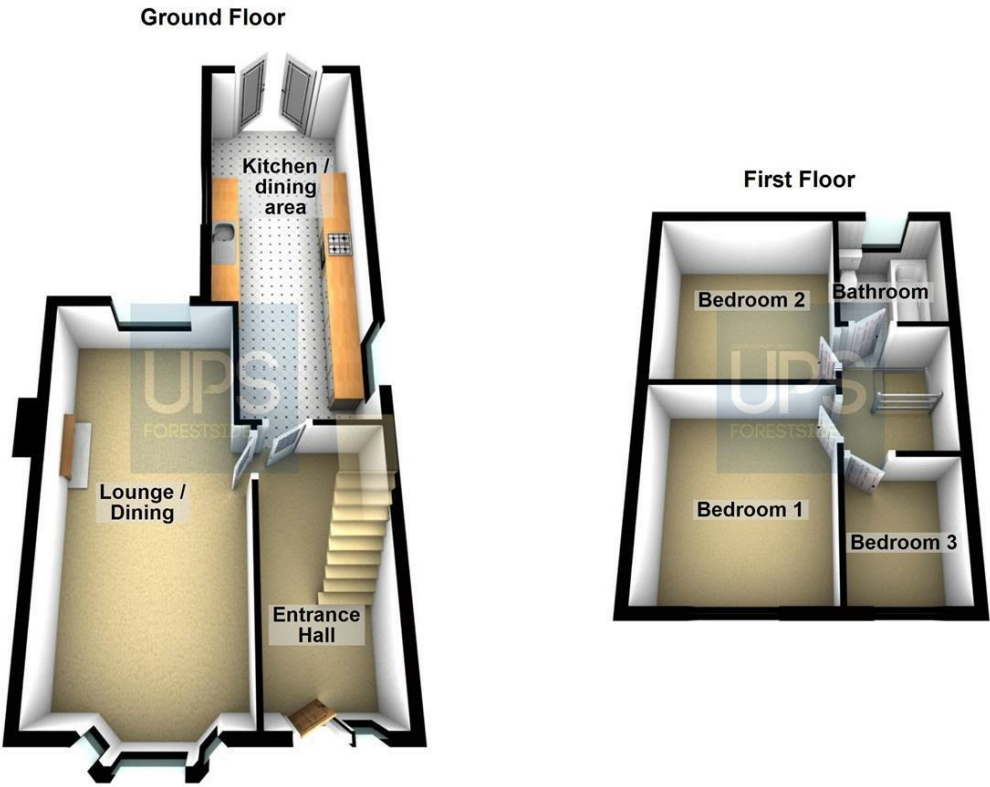


Enclosed rear gardens with paved area and an area laid in lawn, outside tap and light, garden shed. Aspect to the rear overlooks Malone Rugby grounds.

**Rear elevation**

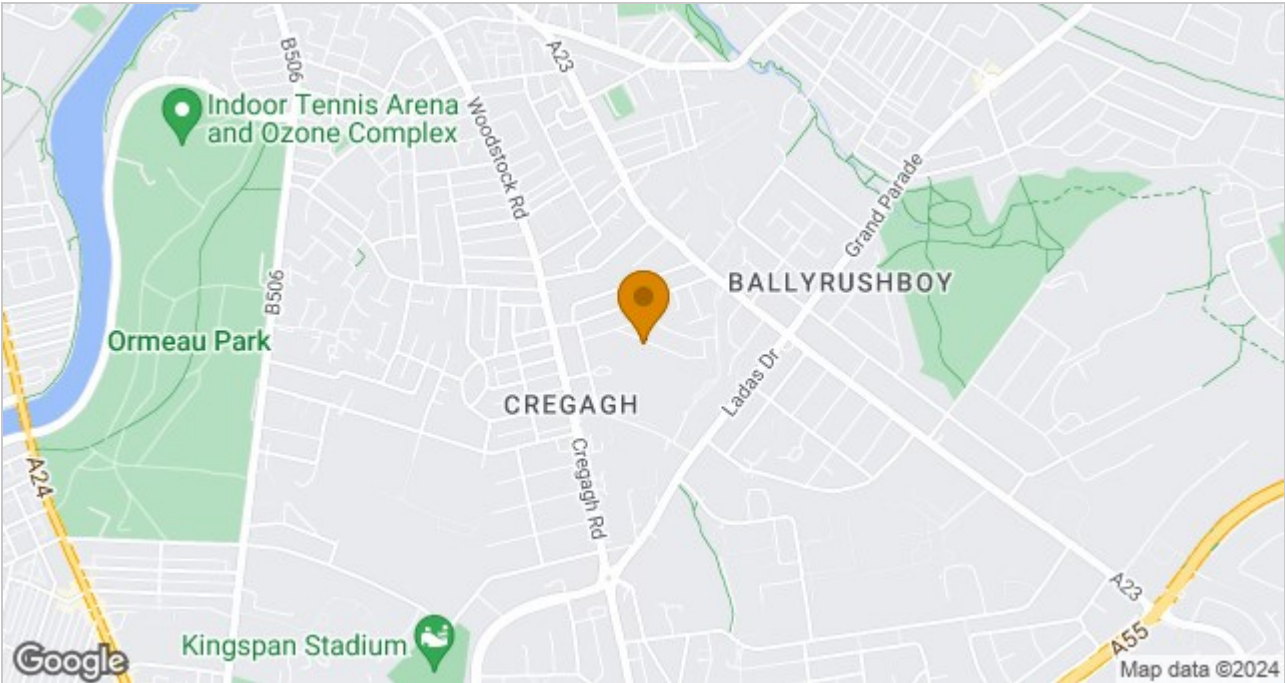


Floor Plan



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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