



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

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	69
(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 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)

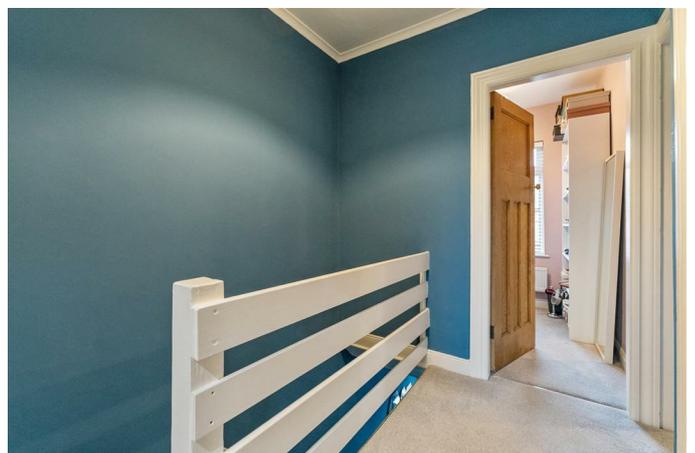


Modern fitted kitchen with a full range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, work surfaces. 4 ring hob and under oven, fridge freezer space, plumbed for washing machine, extractor fan, recessed spotlights, laminate flooring, gas boiler.

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)



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



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



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

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

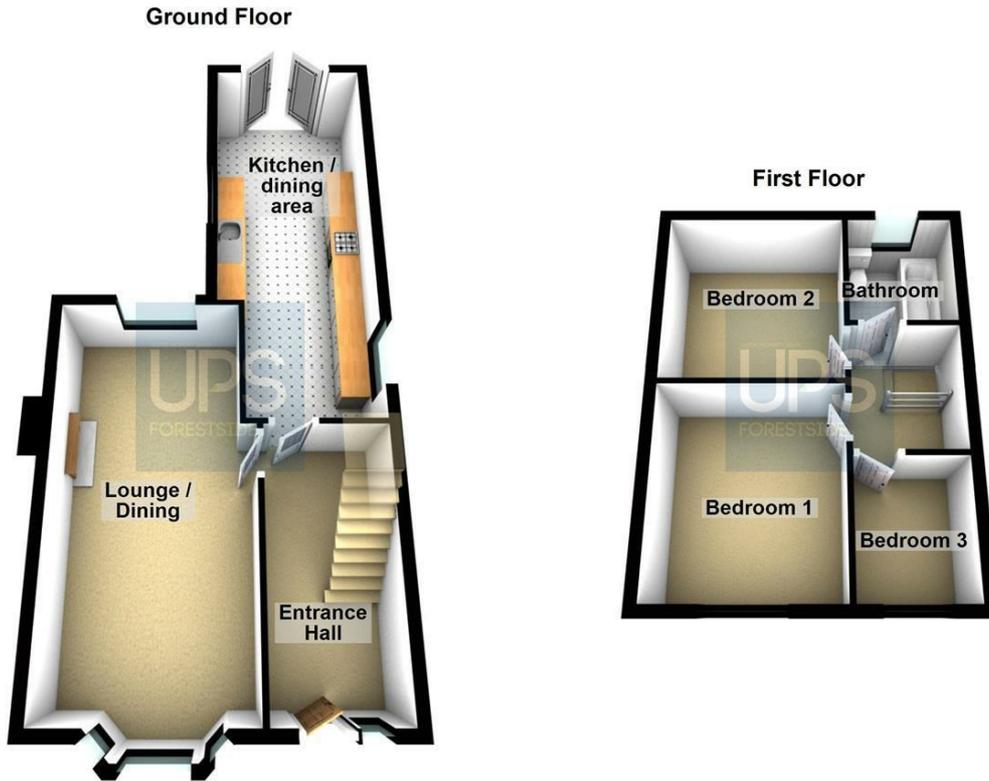


Enclosed rear gardens with paved area and an area laid in lawn, outside tap and light, garden shed. Aspect to the rear overlooks Malone Rugby grounds.

Rear elevation

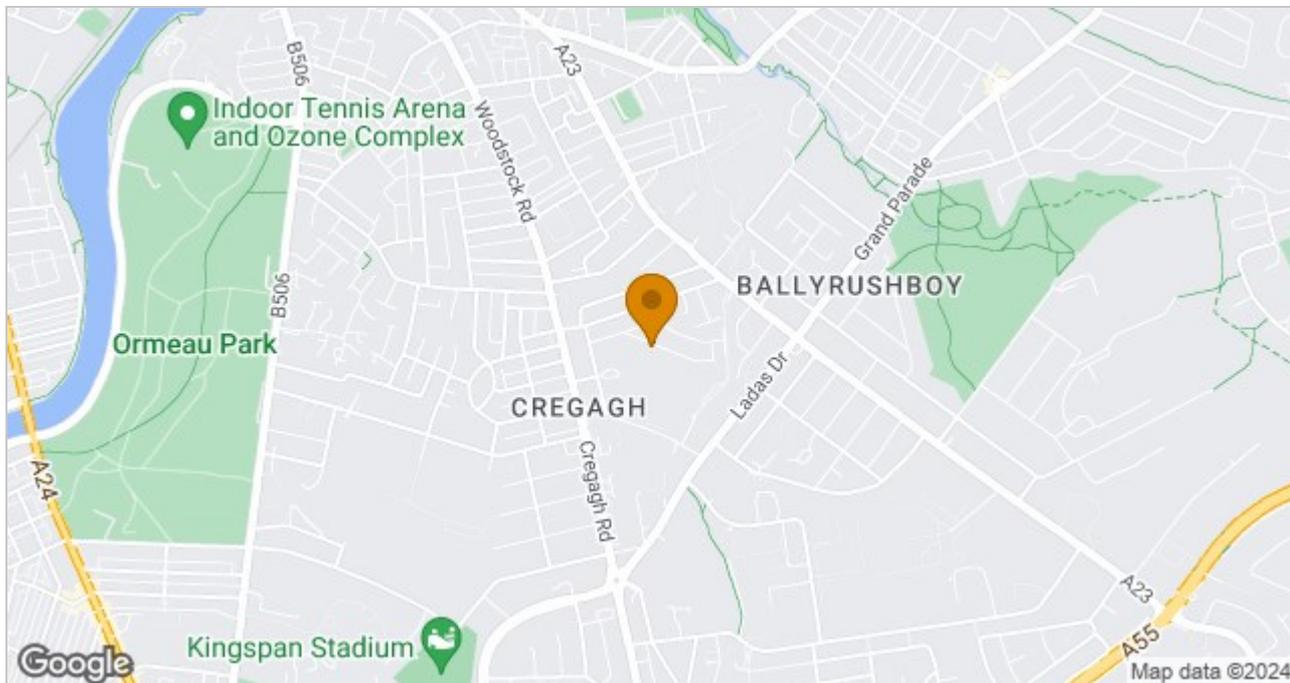


Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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