



17 Killagan Bend, Cregagh, Belfast, BT6 ODU

Asking Price £139,950

17 Killagan Bend is part of the Cregagh estate but is conveniently located just off the Cregagh Road / Mount Merrion Avenue, making it easily accessible to all the schools, shops and transport facilities in the local area. This property boasts three good sized bedrooms, a bright and spacious 'L' shaped lounge and dining area, a modern fitted kitchen, rear hallway with storage and a deluxe bathroom suite with separate toilet on the first floor. In addition to this, the property also benefits from Gas central heating , and double glazed windows. The property also has the advantage of a garden area to the front as well as a good size enclosed garden to the rear. This property is sure to attract a lot of attention and will not sit on the market for long so make sure to arrange your viewing soon!

- Superb mid terrace home
- Lounge open to the dining area
- 1st floor modern bathroom & separate w/c
- Double glazed windows
- Enclosed rear gardens
- Three well proportioned bedrooms
- Modern fitted kitchen with rear hallway / utility area
- Gas heating
- Gardens to the front laid in lawn
- Within walking distance to many amenities

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

EU Directive 2002/91/EC

The accommdation comprises

Pvc double glazed front door leading to the entrance hall

Entrance hall

L shaped lounge / dining 20'1 x 13'1 (6.12m x 3.99m)



At widest points.
Open to the dining area.

Dining area



Kitchen 9'9 x 7'8 (2.97m x 2.34m)



Modern fitted kitchen with a range of high and low level units, sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, extractor fan, integrated fridge / freezer, plumbed for washing machine, Terazzo flooring.

Rear hall / utility

1st floor

Landing, built in storage.

Bedroom 1 13'4 x 10'3 (4.06m x 3.12m)



Built in robes.

Bedroom 2 10'3 x 8'9 (3.12m x 2.67m)



Built in robe, gas boiler.

Bedroom 3 10'2 x 8'3 (3.10m x 2.51m)



Bathroom 7'2 x 4'9 (2.18m x 1.45m)



White suite comprising panelled bath, mixer taps, wash hand basin with storage below. Chrome towel radiator.

Separate w/c 5'7 x 2'9 (1.70m x 0.84m)



Comprising low flush w/c

Outside

Front gardens



Garden area to the front laid in lawn.

Rear gardens



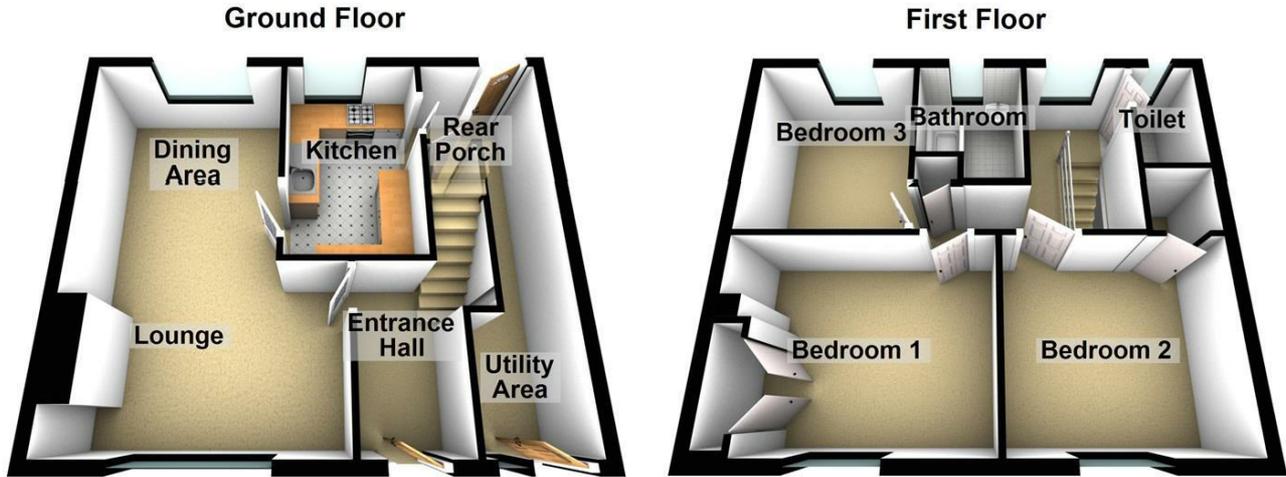
Flagged patio area and lawn garden areas

to the rear. recently added child's play area.
Garden shed, outside light and tap.

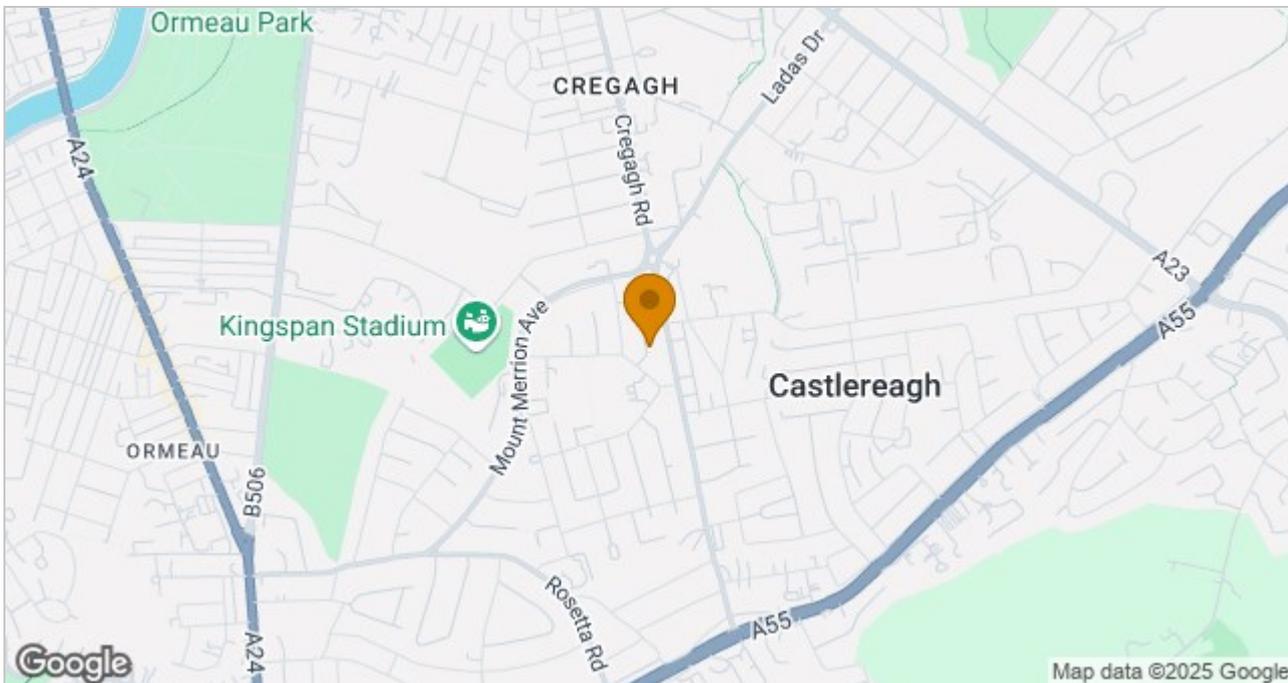
Rear elevation



Floor Plan



Area Map



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