



## 17 Killagan Bend, Cregagh, Belfast, BT6 0DU

**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		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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)**

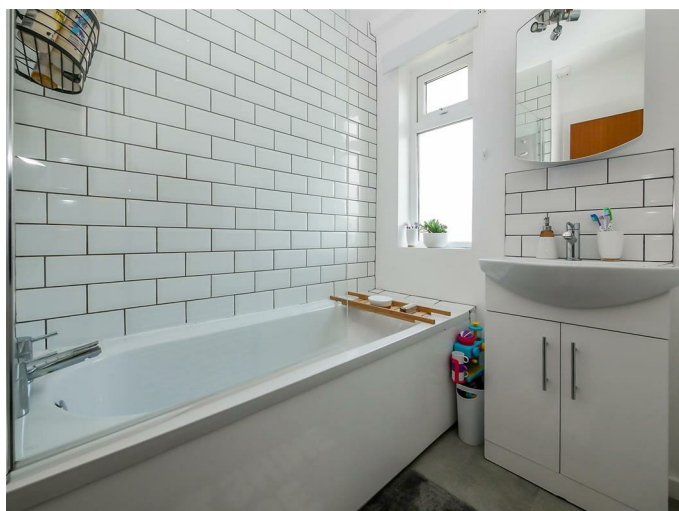


Built in robe, gas boiler.

**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

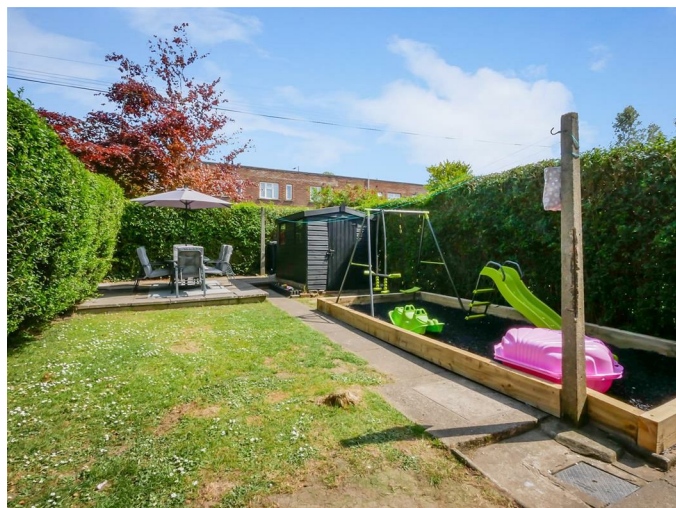
## Outside

### Front gardens



Garden area to the front laid in lawn.

### Rear gardens



Flagged patio area and lawn garden areas

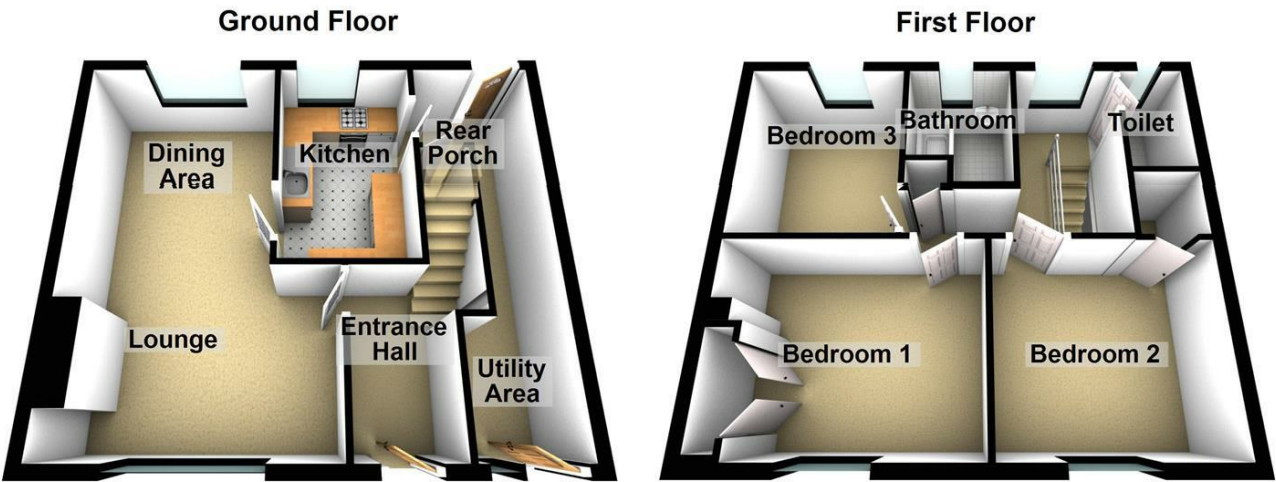


to the rear. recently added child's play area.  
Garden shed, outside light and tap.

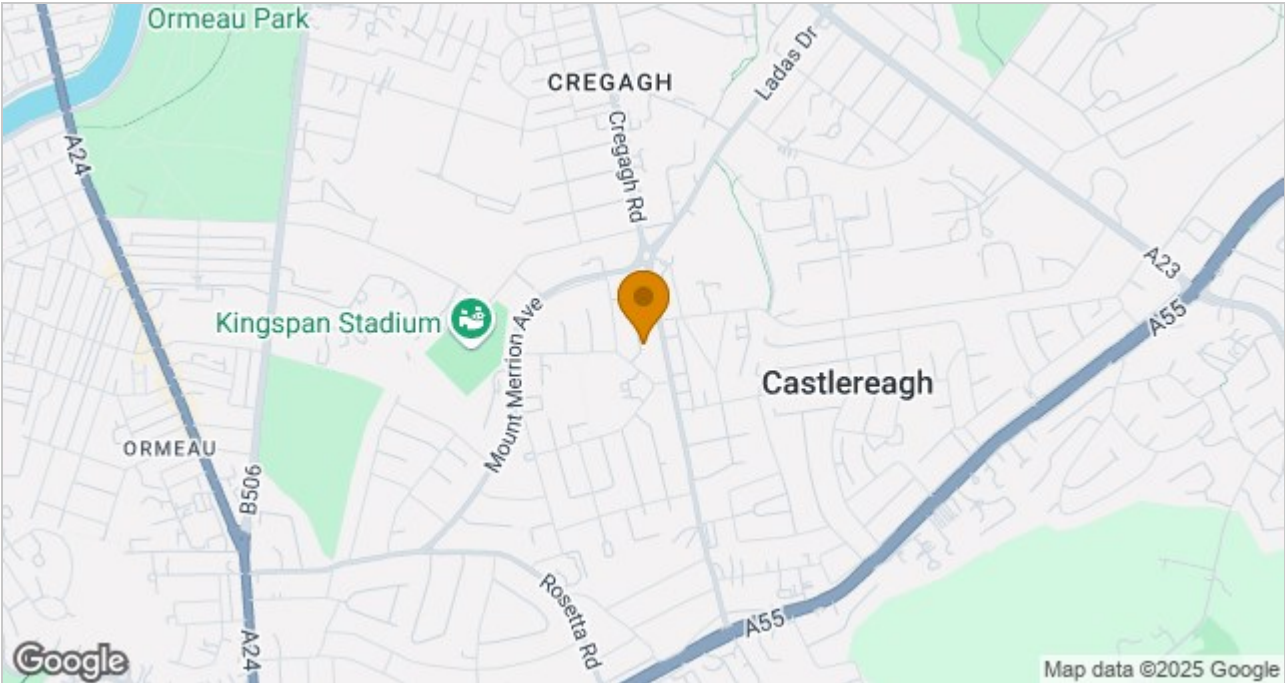
### Rear elavation



Floor Plan



Area Map



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