



12 Reid Street, Cregagh Road, Belfast, BT6 8PE

Asking Price £165,000

Situated just off the Cregagh Road, this well maintained and chain free 3 storey mid terrace home represents an excellent opportunity for the first time buyer hoping to purchase an easily maintained property in a convenient location that is also within a cul de sac setting. All the amenities of the Cregagh Road are within walking distance and the Ravenhill Road is only a short distance away. The accommodation over the 3 levels comprises 3 good size bedrooms, a bright and spacious lounge opening to the dining area, a modern fitted and extended kitchen and a 1st floor deluxe shower suite. This home also benefits from gas fired central heating and double glazed windows. Outside there is an small low maintenance area to the front and an enclosed rear yard with outside storage / utility space. A superb first time purchase and or investment property, ready to move into!

- Fantastic 3 storey town terrace
- Lounge open to the dining area
- 1st floor shower suite
- Double glazed windows
- High standard of finish throughout
- Three good size bedrooms
- Extended kitchen
- Gas central heating
- Low maintenance outside areas
- Chain free onward sale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(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

Hardwood and glass panelled front door leading to the entrance hall.

Entrance hall

Laminate flooring.

Lounge / dining 25'1 x 10'2 (7.65m x 3.10m)



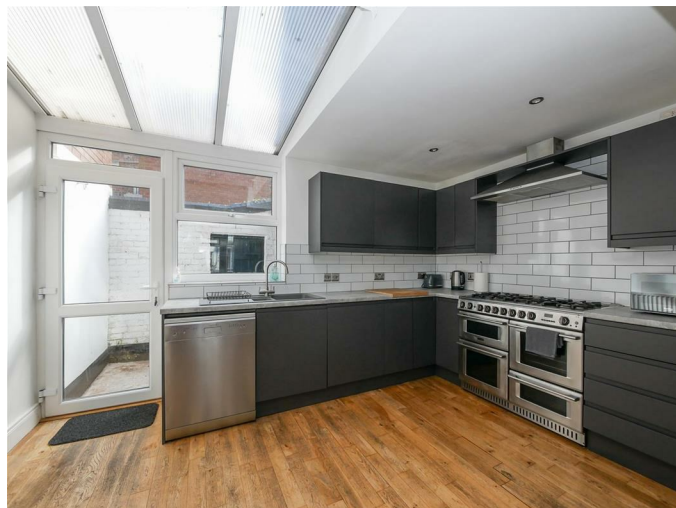
To bay window, open to the dining area.

Dining area



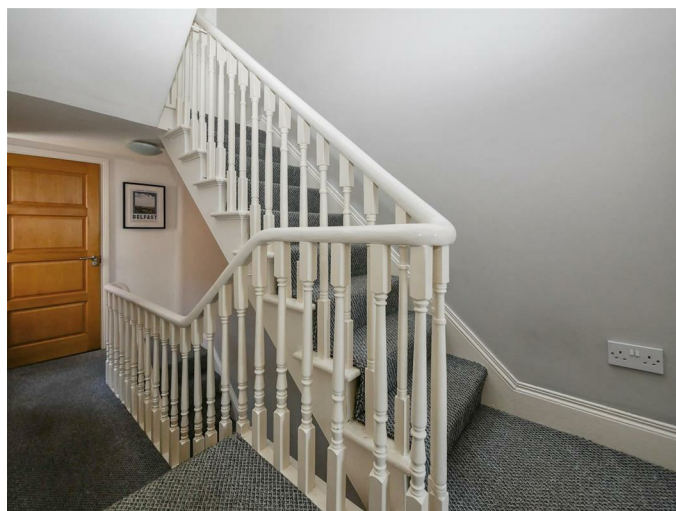
Cloaks area. Open to the kitchen.

Kitchen / dining 13'3 x 8'7 (4.04m x 2.62m)



Range of high and low level units, single drainer 1 and 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, large 6 ring gas hob with under ovens, extractor canopy, plumbed for dishwasher recessed spotlights, solid wood floor.

1st floor

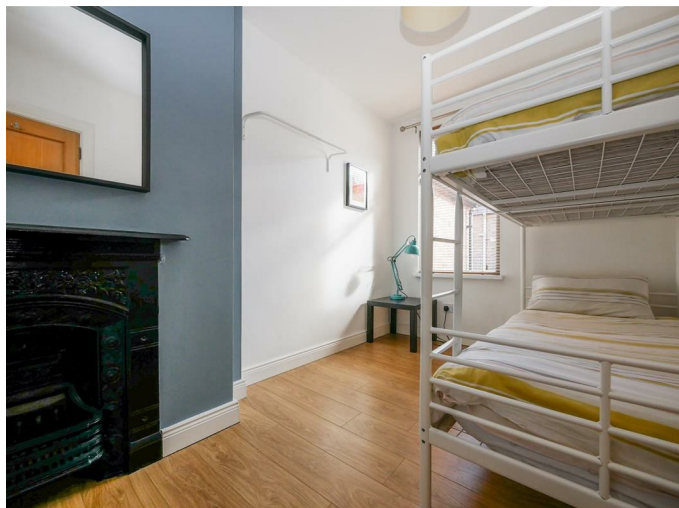


Bedroom 1 13'5 x 10'5 (4.09m x 3.18m)



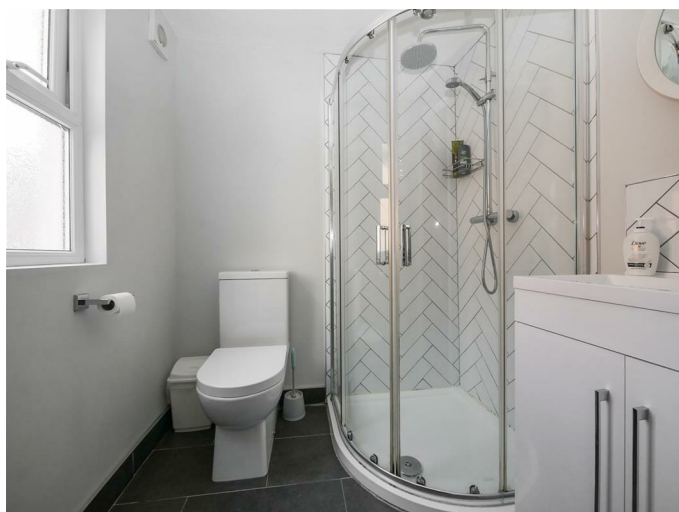
Laminate flooring.

Bedroom 2 11'5 x 7'9 (3.48m x 2.36m)



Laminate flooring, cast iron fireplace, laminate flooring.

Shower room 6'7 x 6'3 (2.01m x 1.91m)



White suite comprising corner shower cubicle with thermostatically controlled

shower, low flush w/c, wash hand basin with storage below, tiled floor, chrome towel radiator, extractor fan, recessed spotlights.

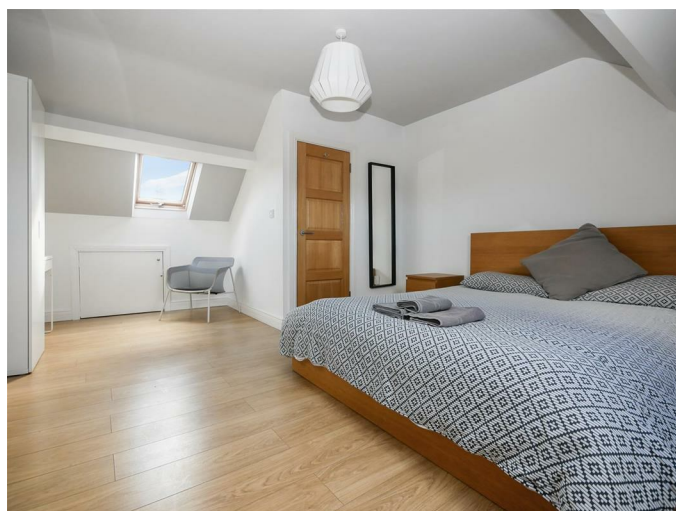
2nd floor

Bedroom 3 18'7 x 13'4 (5.66m x 4.06m)



At widest points.
Cast iron fireplace, 2 x roof windows, eaves storage.

Additional bedroom 3 image



Outside



Utility area, plumbed for washing machine.

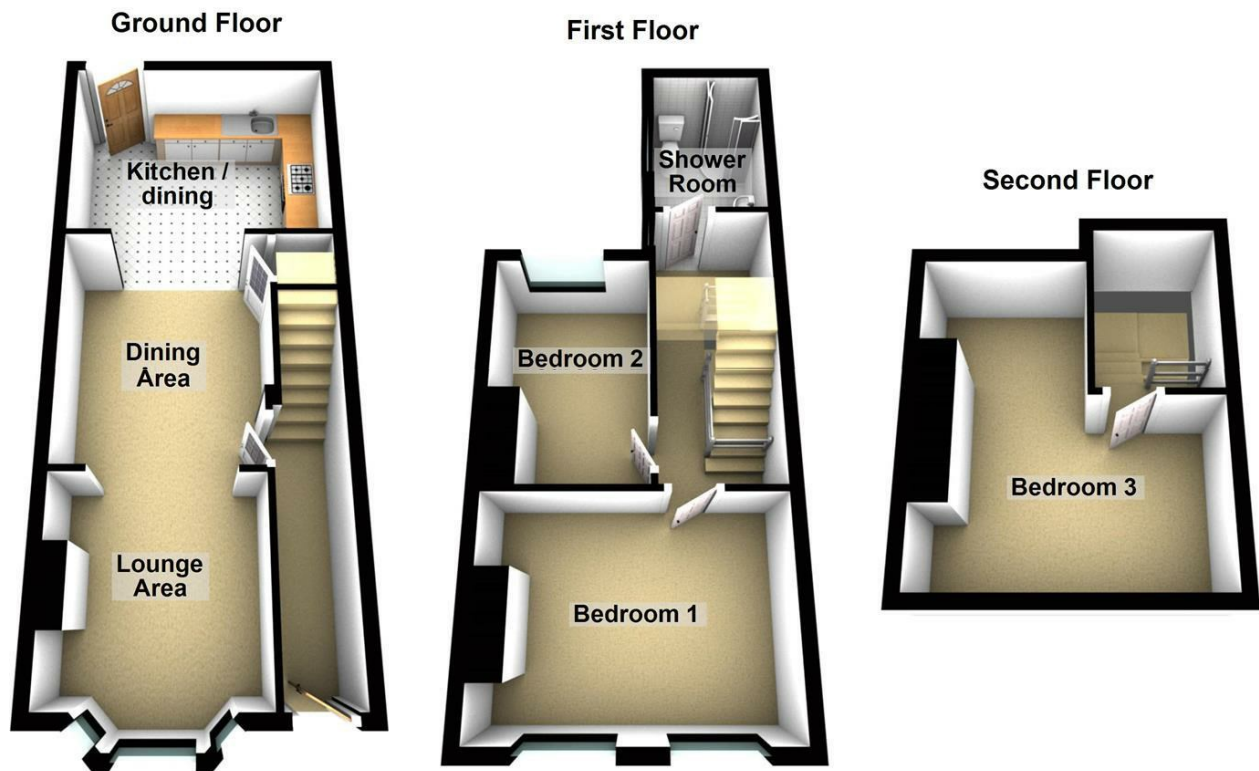
Front garden



Loose stone area to the front.

Rear yard

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BANGOR 028 9127 1185	DONAGHADEE 028 9188 8000	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYHACKAMORE 028 9047 1515	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	
BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark