



## 16 Cicero Gardens, Off Castlereagh Road, Belfast, BT6 9FZ

**Asking Price £199,950**

We are delighted to offer for sale this attractive, bay window semi detached home located just off the Castlereagh Road in the east of the city. Conveniently located, Cicero Gardens is also a desirable location that offers so much convenience to many local amenities, that include local shops, leading schools, bus and arterial routes and ease of access to Belfast City centre by either car, bus walking or cycling. The accommodation on offer, comprises 3 bedrooms, lounge with dining area, an extended fitted kitchen with plenty of storage and finishing the accommodation is a white shower suite suite on the 1st floor. Outside it sits on a level site with off street parking to the front that leads to the detached garage. There are gardens to the front, and also to the rear. A home that will also be chain free, immediate viewing is recommended!

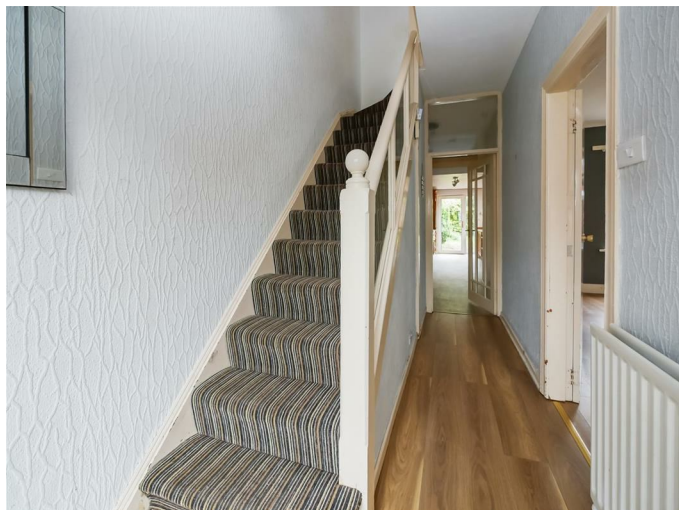
- Attractive semi detached home
- Lounge open to the dining area
- 1st floor shower suite
- Double glazed windows
- Gardens to the front and rear
- Three bedrooms
- Extended kitchen
- Oil fired central heating
- Off street parking / detached garage
- Chain free property

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 accommodation comprises

Pvc double glazed front door leading to the entrance hall.

### Entrance hall



Laminate flooring.

### Lounge / dining 22'2 x 10'3 (6.76m x 3.12m)



### Dining area



### Extended kitchen 22'1 x 8'8 (6.73m x 2.64m)



Range of high and low level units, single drainer 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, plumbed for washing machine, cooker space, plumbed for dishwasher.

### Additional kitchen image



### 1st floor

Landing, roof space access.



**Bedroom 1 12'3 x 9'4 (3.73m x 2.84m)**



To bay window.

**Bedroom 2 9'4 x 9'4 (2.84m x 2.84m)**



**Bedroom 3 6'5 x 6'2 (1.96m x 1.88m)**



**Shower suite 6'4 x 5'7 (1.93m x 1.70m)**



Comprising corner shower cubicle with Creda electric shower, low flush w/c, pedestal wash hand basin, pvc panelled walls. Extractor fan, hot press.

#### **Outside**

Off street parking leading to the detached garage.

**Detached garage 20'6 x 11'0 (6.25m x 3.35m)**

Up and over door, light and power.

#### **Front gardens**

Gardens to the front laid in lawn.

#### **Rear gardens**

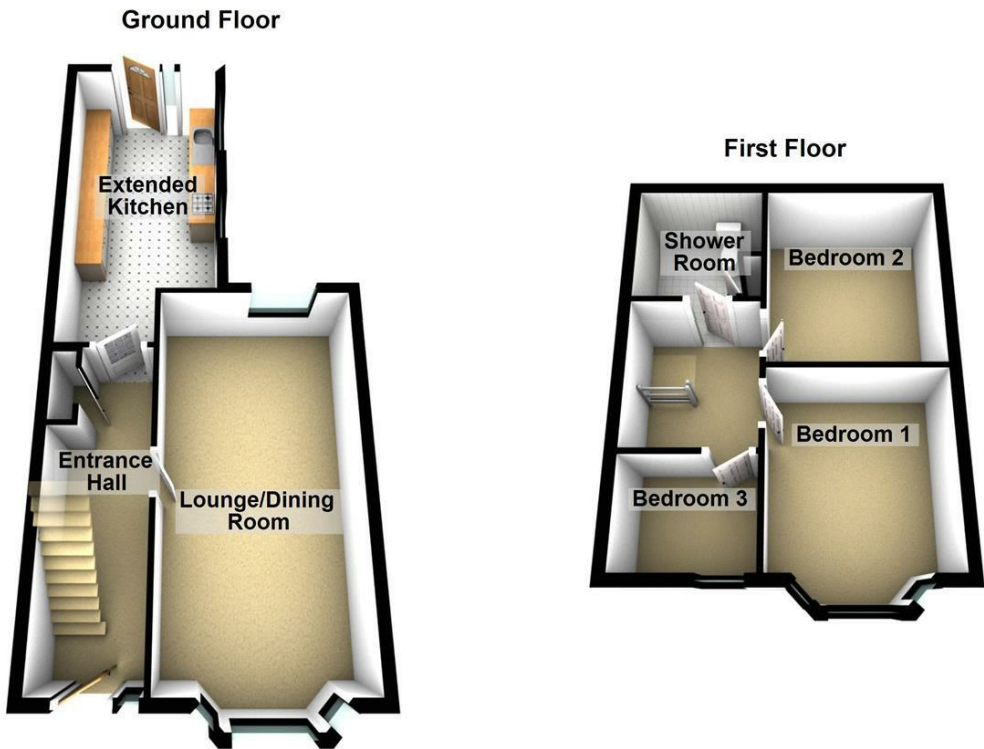


Enclosed rear gardens laid in lawn with additional patio area. Bounded by fencing and mature hedging.

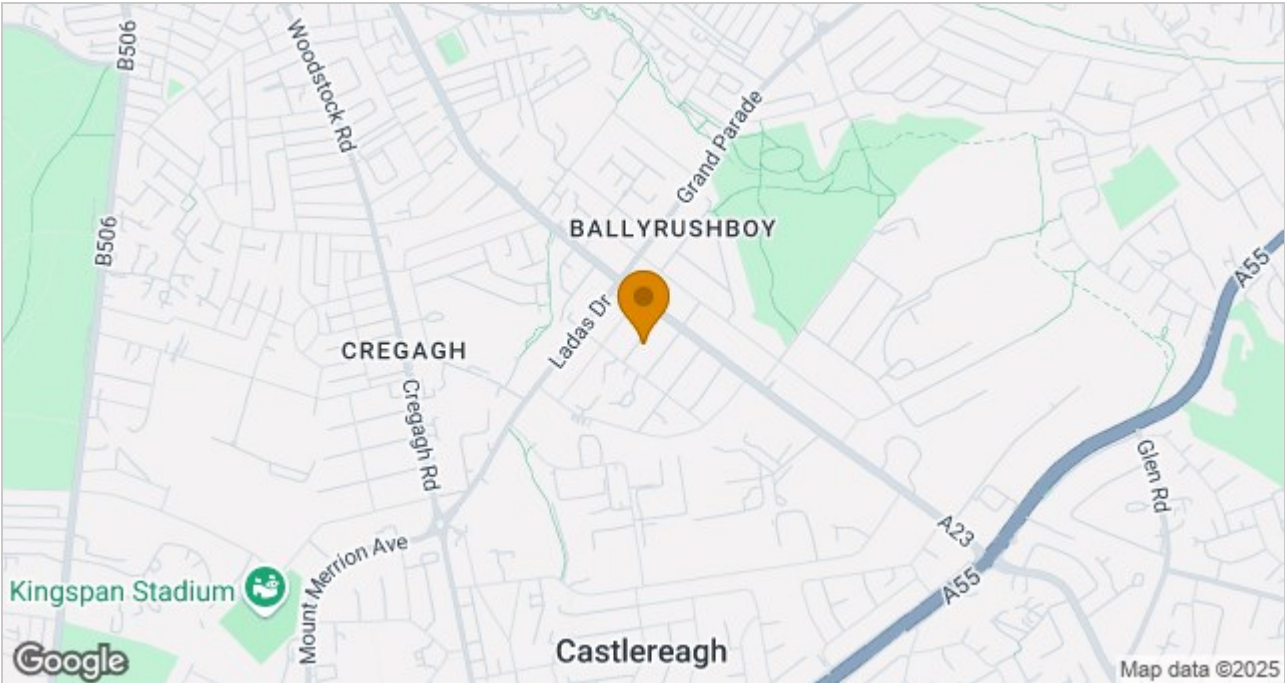
#### **Rear elevation**



Floor Plan



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