



## 4 Glencregagh Road, Upper Knockbreda Road, Belfast, BT8 6FZ

**Asking Price £225,000**

Situated off the Upper Knockbreda Road, Glencregagh Road is within walking distance to Lesley Forestside Shopping Centre and is convenient to the Ormeau & Ravenhill Road's and Outer Ring providing easy access to most parts of the City. The property itself is positioned on a commanding site with superb front and rear gardens, and is located in this prime residential location. Internally the accommodation comprises, spacious lounge with dining area, a fitted kitchen / dining room, a coloured shower suite, and 2 bedrooms. The roof space has also been developed more than 10 years ago, and is accessed by a fixed staircase from the hallway & separated into two areas, both with eaves storage. There is off street parking for 2 cars that leads to a carport and also a detached garage beyond that. The gardens have been very well maintained to both the front and also to the rear. The property does require modernisation however could be an excellent purchase for those hoping to downsize or offers great potential for those hoping to extend and create their dream family home and make the most of the fantastic outside space.

- Detached Bungalow on a commanding site
- Lounge / dining
- Coloured shower suite
- Oil fired central heating
- Off street parking / carport / detached garage
- Two bedrooms
- Fitted kitchen open to dining room (Originally bedroom 3)
- Developed roof space (Works Completed More Than 10 Years Ago)
- Double glazed windows
- Mature well stocked gardens

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		62

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**The accommodation comprises**  
Pvc front door leading to the entrance porch.

**Entrance porch 13'4 x 10'4 (4.06m x 3.15m)**



Glass panelled front door leading to the entrance hall.

**Entrance hall**



Laminate flooring.

**Lounge / dining 18'1 x 12'9 (5.51m x 3.89m)**



At widest points.

**Kitchen 12'8 x 10'2 (3.86m x 3.10m)**



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring gas hob and double oven, fridge and freezer space, plumbed for washing machine, extractor fan, laminate flooring, archway to the dining room / former bedroom 3

**Dining room 10'3 x 9'9 (3.12m x 2.97m)**



Laminate flooring, original door access to the hallway is currently boarded up but could be re -opened if needed.

**Shower room 6'9 x 6'2 (2.06m x 1.88m)**



Coloured suite comprising corner shower cubicle with Mira Advance shower, low flush w/c, pedestal wash hand basin, fully tiled walls.

**Bedroom 1 11'8 x 11'2 (3.56m x 3.40m)**



Double doors.

**Bedroom 2 13'2 x 10'3 (4.01m x 3.12m)**



**Access to the 1st floor**

Developed roof space (Works Completed More Than 10 Years Ago)

**Storage room 11'2'9 x 11'9 (3.89m x 3.58m)**



Eaves storage

### Storage room 2 12'9 x 10'1 (3.89m x 3.07m)



Eaves storage

### Views from 1st floor



### Outside

Tarmac driveway with off street parking and double gates that leads to the covered car port.

### Carport

Carport leads to the detached garage

### Detached garage 18'1 x 9'5 (5.51m x 2.87m)

Up and over door, light and power, housing oil fired boiler.

### Front gardens



Well stocked and maintained front gardens with an extensive range of plants, trees and shrubs. loose stone areas, side gate access.

### Rear gardens



Enclosed well stocked rear gardens laid in lawn with a range of mature plants, trees and shrubs. Garden shed, pvc oil tank, outside light.

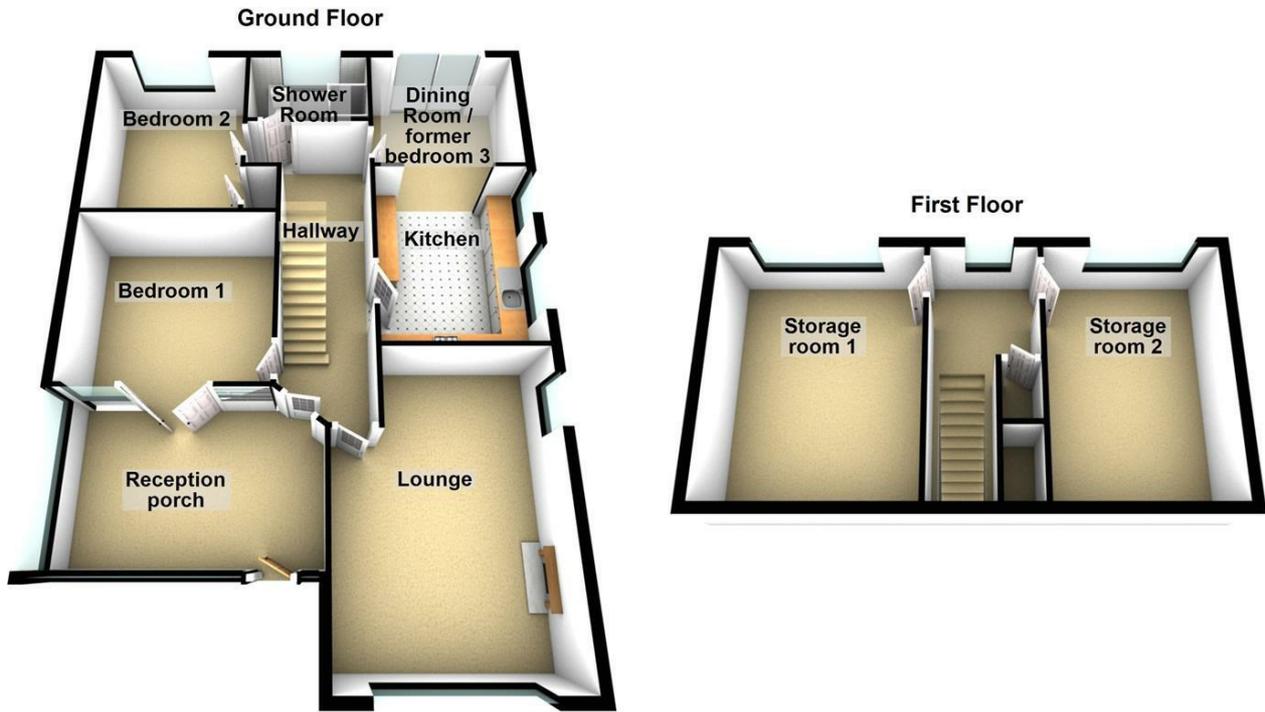
Additional rear garden image



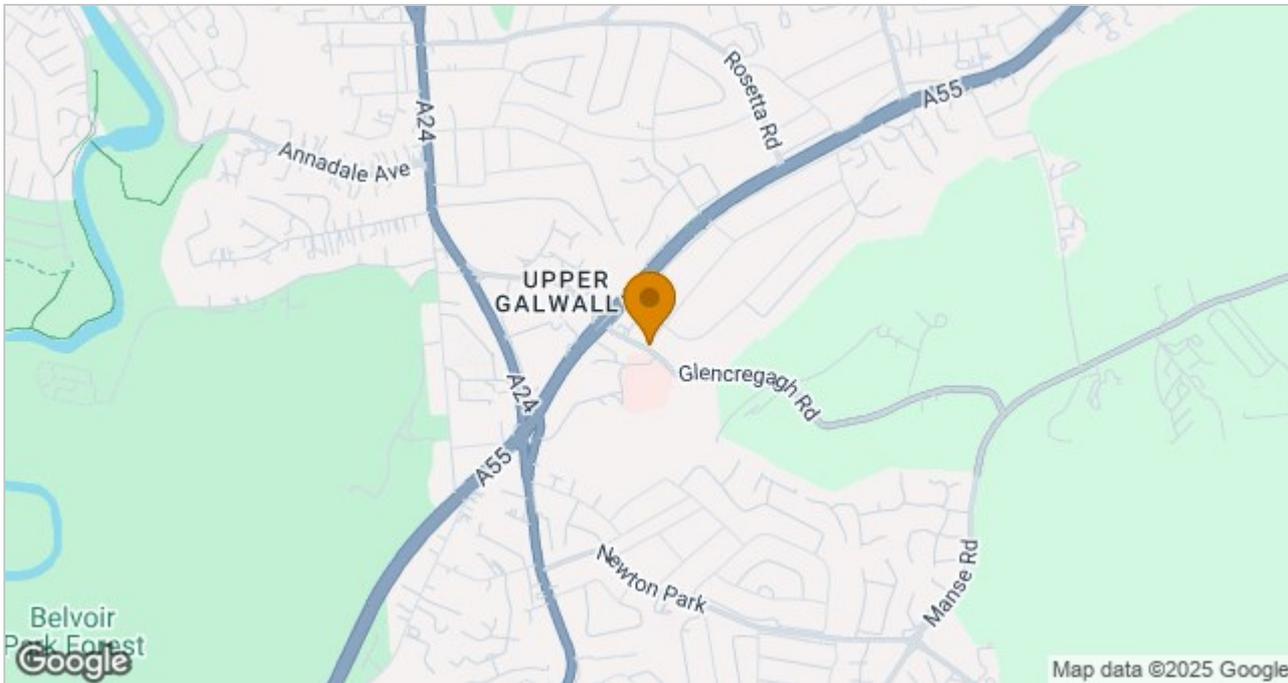
Rear elevation



## Floor Plan



## Area Map



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