



38 Glencregagh Drive, Upper Knockbreda Road, Belfast, BT6 0NL

Asking Price £225,000

Situated off the Upper Knockbreda Road, Glencregagh Drive is within walking distance to Forestside Shopping Centre and is convenient to the Upper Knockbreda Road and Outer Ring providing easy access to most parts of the City.

The property itself is positioned on a fantastic site with superb rear gardens and amazing views out towards Cavehill and over Belfast.

Internally the accommodation comprises, spacious lounge and kitchen to the rear that benefit from the superb views, two bedrooms and white shower suite.

Upstairs there are two further bedrooms.

The property is 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 panoramic views.

- Spacious Semi Detached Home
- Spacious Lounge With Fantastic Views
- Shower Suite
- Double Glazed
- Detached Garage
- Four Bedrooms
- Fitted Kitchen That Also Benefits From The Views
- Gas Heating
- Driveway With Ample Parking
- Excellent Rear Gardens & Views Over Belfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
Northern Ireland		
EU Directive 2002/91/EC		

Entrance

Pvc side door with glazed side panels to entrance hall, understairs storage.

Lounge 15'3 x 12'1 (4.65m x 3.68m)



Tiled fire place with wooden mantle.
Fantastic views over Belfast.



Fitted Kitchen 12'3 x 9'6 (3.73m x 2.90m)



Range of high and low level built-in units, formica work surfaces, single drainer stainless sink unit with mixer taps, plumbed for washing machine, part tiled walls, fantastic views over Belfast.

Bedroom One 12'3 x 9'6 (3.73m x 2.90m)



Built-in Robes



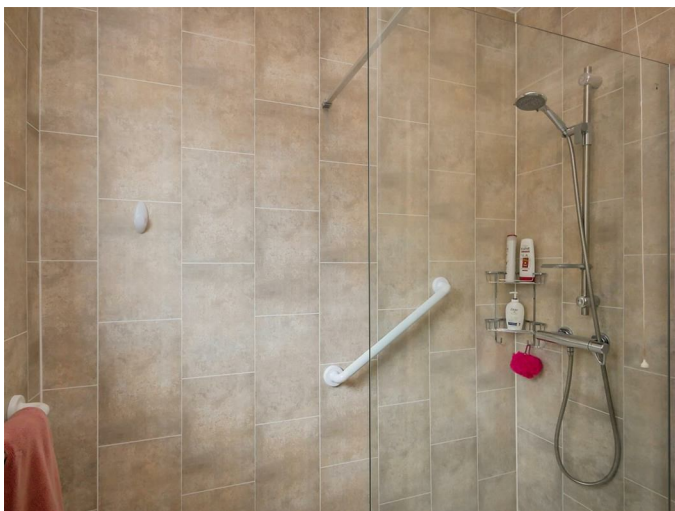
Bedroom Two / Dining Room 10'2 x 9'7 (3.10m x 2.92m)



Shower Suite



Comprising walk in shower cubicle with chrome shower unit, wash hand basin with mixer taps and storage below, low flush w/c, pvc walling and ceiling.



First Floor

Bedroom Three 15'2 x 12'3 (4.62m x 3.73m)



Built-in robe, fantastic views over Belfast



Bedroom Four 11'1 x 9'1 (3.38m x 2.77m)



Built-in robe



Landing

Storage into eaves

Outside Front

Front gardens laid in lawns.
Driveway with ample parking leading to detached garage.

Detached Garage

Up and over door.

Outside Rear

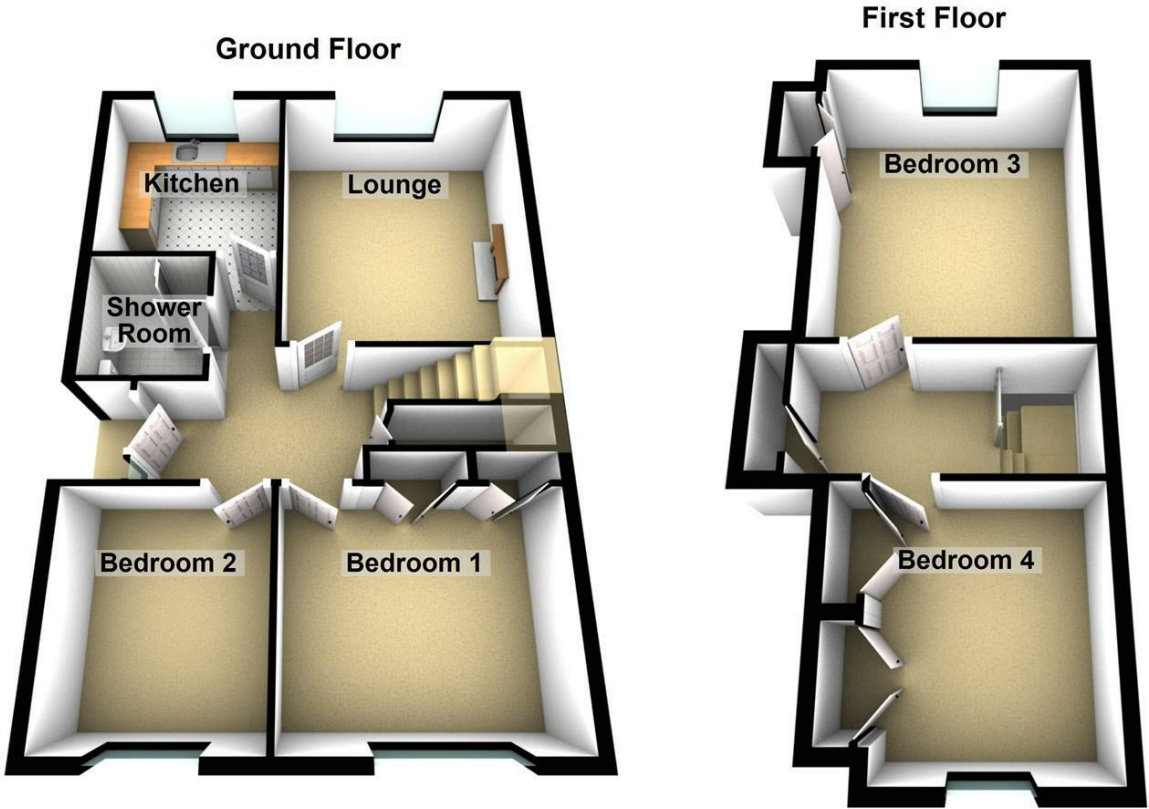


Flagged patio area over looking mature rear gardens laid in lawns, range of plants trees and shrubs. Additional wild garden area to the very rear.

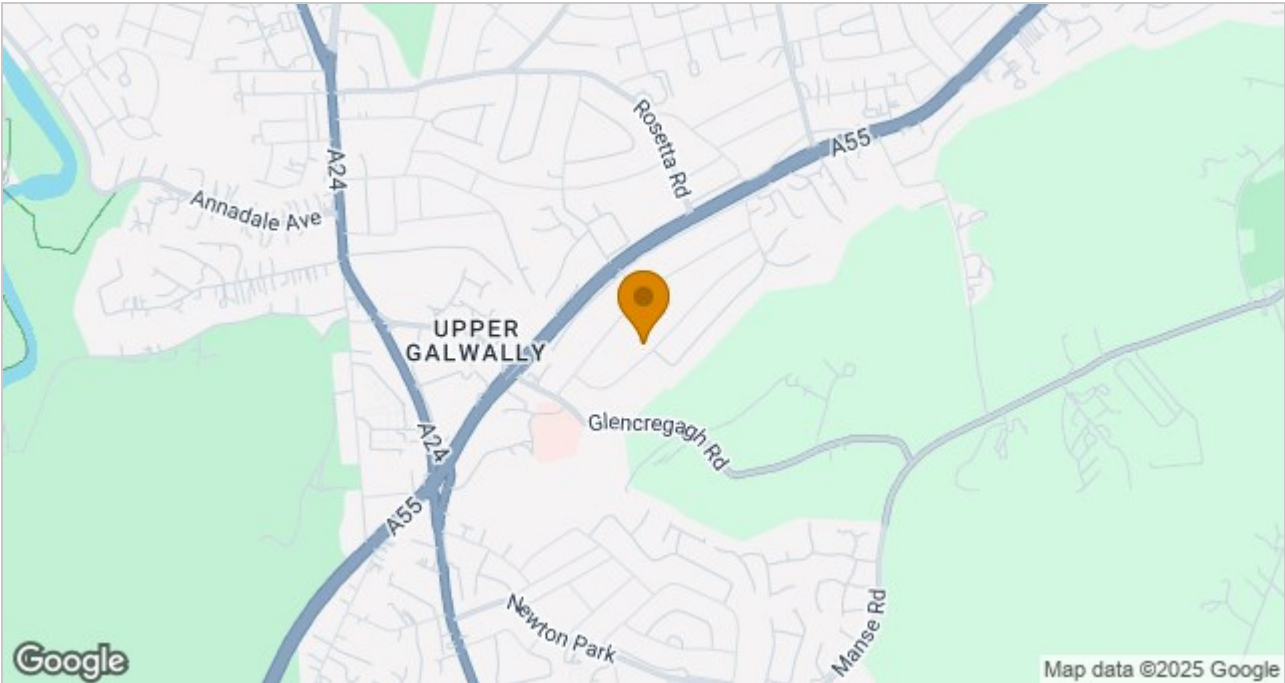




Floor Plan



Area Map



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