

AGREED



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

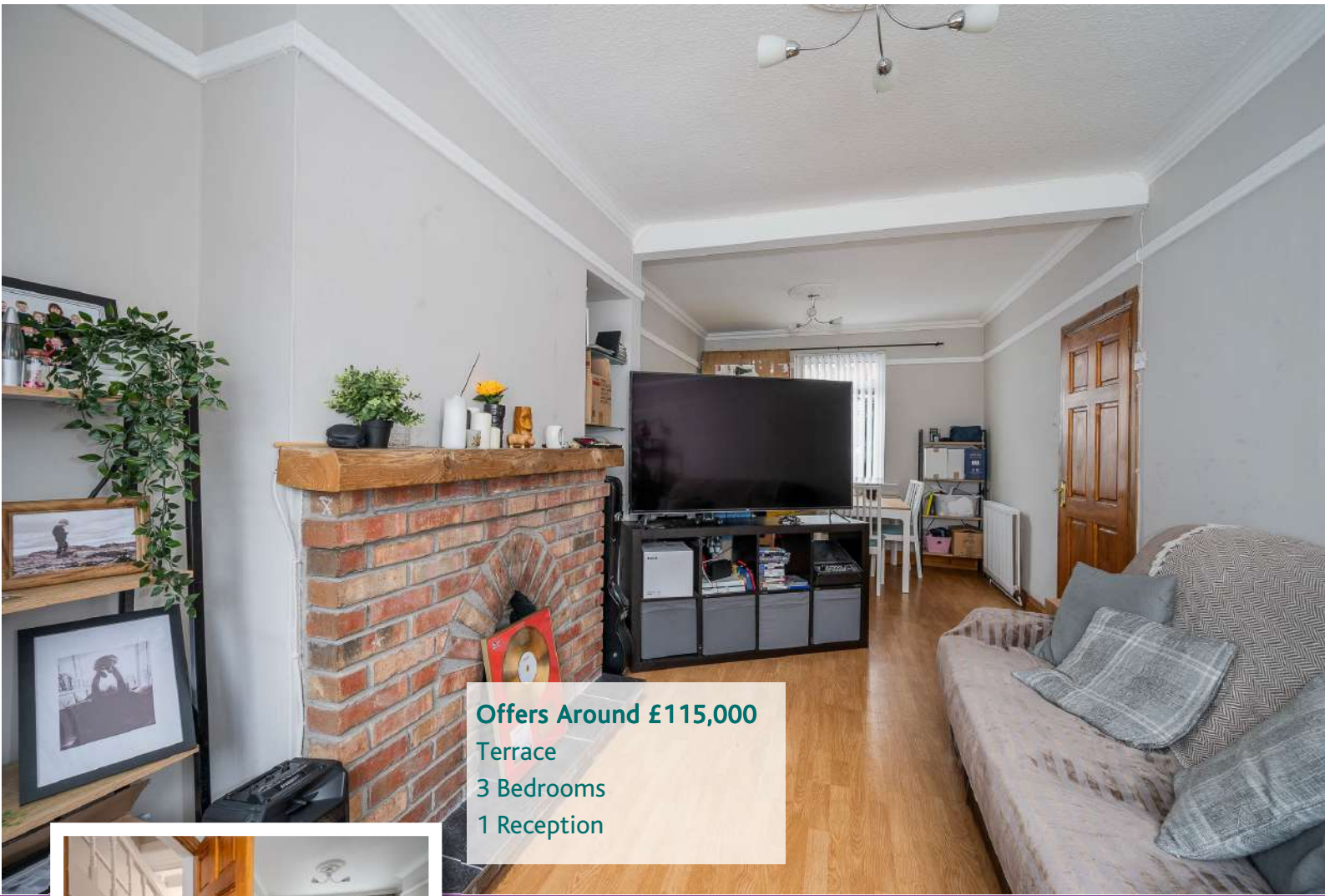
221 Cregagh Street | Belfast, BT6 8NL  
OFFERS OVER £115,000

Scan for Property Details  
and to Arrange a Viewing



johnminnis.co.uk  





Offers Around £115,000  
Terrace  
3 Bedrooms  
1 Reception



## Property Features

- \*\*\*BUY TO LET ONLY WITH SITTING TENANT\*\*\*
- Deceptively Spacious Mid-Terrace Property in the Ever Popular Cregagh Area of South East Belfast
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Three Well Appointed Bedrooms
- Open Plan Living Dining Room with Dual Aspect Windows
- Fitted Kitchen With Access to Rear Courtyard
- Fitted Bathroom with White Suite
- Partially Floored Roofspace
- Enclosed Private Rear Courtyard
- Oil Fired Central Heating
- UPVC Double Glazing Throughout
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast

# Accommodation

## Ground Floor

Reception Hall

Living/Dining Room  
22'6" x 10'3"

Kitchen  
15'11" x 5'5"

## First Floor

Landing

Bathroom  
6'7" x 6'5"

Bedroom One  
10' x 9'2"

Bedroom Two  
10' x 9'2"

Bedroom Three  
7' x 6'5"

Roofspace

## Outside

Enclosed Forecourt

Enclosed Private  
Rear Courtyard

For more information and photographs regarding the accommodation in this property, please visit:  
[johnminnis.co.uk](http://johnminnis.co.uk)



We are delighted to bring to the market this three-bedroom mid-terrace property located in the ever popular Cregagh Area of East Belfast. The location offers ease of access for the city commuter and is within close proximity to the vibrant village of Ormeau and within striking distance of a range of local amenities including many popular restaurants and boutiques. The property also lies within the catchment area to a range of the country's most prestigious schools.

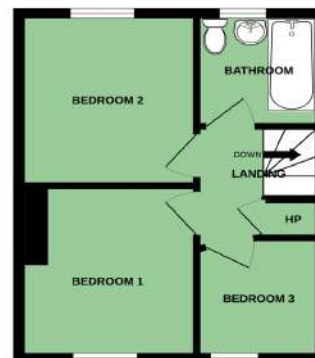
Comprising of: open plan living dining area with dual aspect windows, fitted kitchen, three well-proportioned bedrooms, fitted bathroom with white suite and an enclosed private rear courtyard. The property further benefits from oil fired central heating, partially floored roofspace and UPVC double glazing throughout.

With generously proportioned rooms, bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. We therefore recommend viewing at your earliest convenience.

GROUND FLOOR



1ST FLOOR

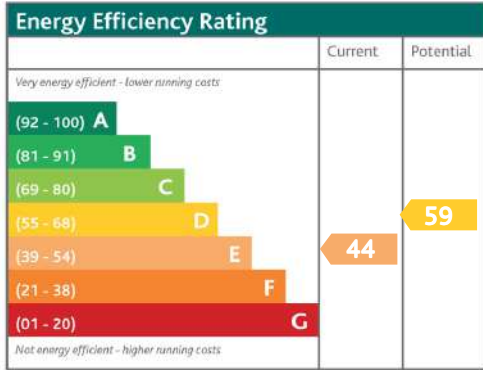


Whilst every effort has been made to ensure the accuracy of the floorplan, the actual measurements of this, or other, rooms and any other items are approximate and no responsibility is taken for any error or omission of the description. The plan is for guidance purposes only and should be used in accordance with the perspective package. The location, layout and appearance shown have not been scaled and no guarantee is given as to their accuracy or otherwise. ©2023 John Minnis



# Directions

Coming down the Cregagh Road, turn left after Ravenhill Avenue on to Cregagh Street. Number 221 is located on the left hand side.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



## Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



John Minnis Belfast  
7 Library Court  
404 Upper Newtownards Road  
Belfast  
BT4 3GE  
T: 028 9065 3333



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS