

# AGREED



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ESTATE AGENTS &  
LETTING SPECIALISTS

**371 Cregagh Road | Belfast, BT6 0LE**  
**OFFERS AROUND £235,000**

**Scan for Property Details  
and to Arrange a Viewing**



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Offers Around £235,000  
Semi-Detached  
4 Bedrooms  
2 Reception

## Property Features

- Spacious Four Bedroom Semi-Detached Property Located on the Ever Popular Cregagh Road in South East Belfast
- Bright and Airy Reception Hall with Under Stairs Storage and Original Pattern Tiled Floor
- Open Plan Living Dining Room with Original Flooring and French Doors to the Rear Garden
- Galley Style Kitchen with Range of Build in Units and Ample Space for Casual Dining
- Hallway Leading to Downstairs Shower Room / Utility Room
- Downstairs Bedroom / Office with French Doors to Rear Garden
- Potential for Downstairs Shower Room / Bedroom to be Used as a Ground Floor Annex
- Three Well Appointed Bedrooms to the First Floor
- Further Family Bathroom with White Suite
- Front Forecourt with Patioed Driveway Providing Off Street Parking for Two to Three Cars
- Enclosed Private Rear Garden with Full Southerly Aspect
- Gas Fired Central Heating
- UPVC Double Glazing
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast



# Accommodation

## Ground Floor

Spacious Reception Hall

Living / Dining Room  
25' x 16'7"

Kitchen/Diner  
22' x 8'5"

Hallway

Bathroom/Utility

Office/Bedroom Four  
14'3" x 11'4"

## First Floor

Landing

Bedroom One  
13'5" x 10'5"

Bedroom Two  
11'7" x 10'9"

Bedroom Three  
8'3" x 7'2"

Family Bathroom

## Outside

Enclosed Front Driveway

Enclosed Private Rear Garden

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



This beautifully presented semi-detached property, located on the ever popular Cregagh Road, provides versatile and spacious accommodation throughout. The convenient location provides ease of access to Belfast City Airport and Belfast City Centre for the city commuter via main arterial transport routes including the outer ring. Many of Belfast's leading primary and grammar schools are also within walking distance as well as a range of local shops and restaurants.

This fantastically finished property comprises of: Four well-appointed bedrooms over ground and first floor, an open plan living dining room, galley kitchen with space for casual dining, downstairs shower / utility room and a further family bathroom with white suite. Externally the property has a low maintenance patioed driveway with ample private off street parking and an enclosed private south facing rear garden ideal for outdoor entertaining. The property further benefits from UPVC double glazing and gas fired central heating.

With demand for this sort of versatile accommodation at an all-time high and positioned ideally on the sought after Cregagh Road, we are sure this property will gain instant interest. We therefore recommend viewing at your earliest convenience.

GROUND FLOOR



1ST FLOOR

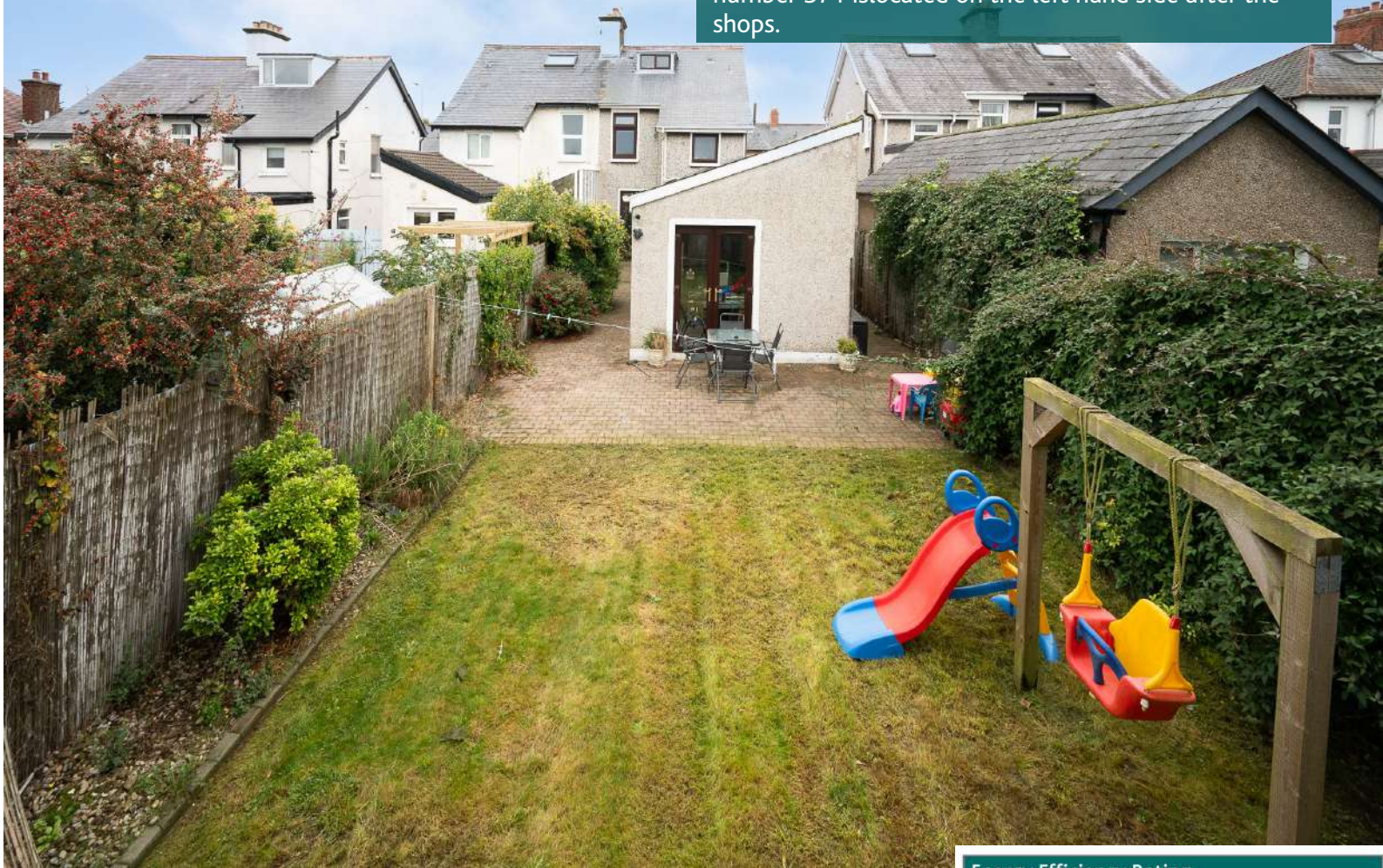


While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given. Made with Metagon ©2023



# Directions

Coming down the Cregagh Road towards the City Centre, number 371 is located on the left hand side after the shops.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		58	60
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



## Viewing

By appointment through agent.

## Free Valuation

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



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