



Cregagh Road, Belfast BT6 9EU

HMK Property is delighted to bring to the sales market this beautifully presented three-bedroom end-terrace home at 204 Cregagh Road, Castlereagh. Situated in the ever-popular Cregagh area of South East Belfast, this well-appointed property offers bright, spacious accommodation across three floors and is likely to appeal to a wide range of purchasers. The ground floor comprises a tiled porch and welcoming entrance hall, leading into a spacious open-plan living, dining and kitchen area. The living space benefits from bespoke shelving and cabinetry, as well as useful under-stairs storage. The kitchen features tiled flooring, a Belfast sink, Flavel hob and oven, and houses the gas combi boiler. A separate utility room, plumbed for a washing machine and tumble dryer, provides convenient access to the rear garden. A modern shower room completes the ground floor. On the first floor are two well-proportioned double bedrooms, one overlooking the front and the other overlooking the rear of the property. The second floor has a further bright double bedroom that benefits from a dormer window overlooking the front of the property and views across the city. Externally, the property offers off-street parking for two cars to the front. To the rear is a South-East facing garden laid in lawn, with a decked area and raised beds. As part of its most recent refurbishment, the property has benefited from a newly fitted roof and full re-wire. Conveniently located close to local schools, public transport links, Ormeau Road, Castlereagh and Belfast City Centre, 204 Cregagh Road offers well-presented accommodation in a popular and convenient location. Early viewing is highly recommended. Contact HMK Property on 028 9039 7712 to arrange your appointment.







The facts you need to know...

- Beautifully presented 3 bedroom end terrace home in popular Cregagh area.
- Convenient utility room plumbed for white goods
- Two good-sized double bedrooms on the first floor
- Off-street parking to the front on tarmac driveway
- Gas heating/Double glazing throughout
- Large open plan living room/dining/kitchen area with plenty of built-in storage
- Ground floor modern shower room with corner shower, low flush W/C and wash hand basin
- Second floor with bright double bedroom
- Large South-East facing garden to the rear, laid in lawn, with decked area and raised beds
- Property further benefits from a new roof and a full rewire





The property comprises...

GROUND FLOOR

Leading to...

ENTRANCE HALL

Tiled porch leading to entrance hall with laminate flooring, corniced ceiling and skirting boards.

LIVING ROOM

Laminate flooring, corniced ceiling. Bright bay window. Built in storage. Open plan to dining area

DINING AREA

11'3" x 10'2"

Laminate flooring

KITCHEN

14'9" x 8'0"

Tiled flooring. Electric 'Flavel' hob and oven. Logic combi boiler. Belfast sink. Under stairs storage.





The property comprises...

UTILITY

7'10" x 6'11"

Plumbed for washer/dryer and access to South East facing garden

SHOWER ROOM

6'3" x 7'8"

Modern shower room with corner shower, low flush W/C, wash hand basin and extractor fan

FIRST FLOOR

Fixed staircase leading to...

BEDROOM TWO

13'5" x 8'11"

Double aspect window. Skirting boards.

BEDROOM THREE

10'11" x 7'10"

Double bedroom overlooking rear of the property.

SECOND FLOOR

Fixed staircase leading to...



The property comprises...

BEDROOM ONE

13'5" x 11'10"

Loft room. Built in wardrobes. Panelled walls

OUTSIDE

Off street parking on tarmac driveway to the front of the property. Rear South East facing garden laid in lawn with decked area and raised beds.

PLEASE NOTE...

As an estate agency, we are required to verify the identity of both the vendor and the purchaser in accordance with the Money Laundering Regulations 2017. In order to purchase a property in the United Kingdom, all agents have a legal obligation to conduct identity checks on all customers involved in the transaction to comply with Anti-Money Laundering regulations. We outsource these checks to a third-party provider, and a charge of £24 per person will apply for this service





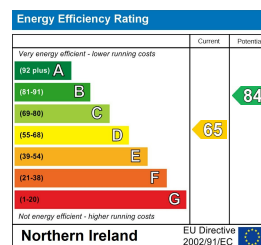


Additional Information

Conveniently located near leading primary and post-primary schools, public transport links, Ormeau Road, Castlereagh, and Belfast City Centre, 204 Cregagh Road offers well-presented accommodation in a popular, convenient location. Early viewing is highly recommended. Contact HMK Property on 028 9039 7712 to arrange your appointment.

Need to sell to buy? Contact Hannah Kennedy today for a free valuation on your property.

ENERGY EFFICIENCY RATING

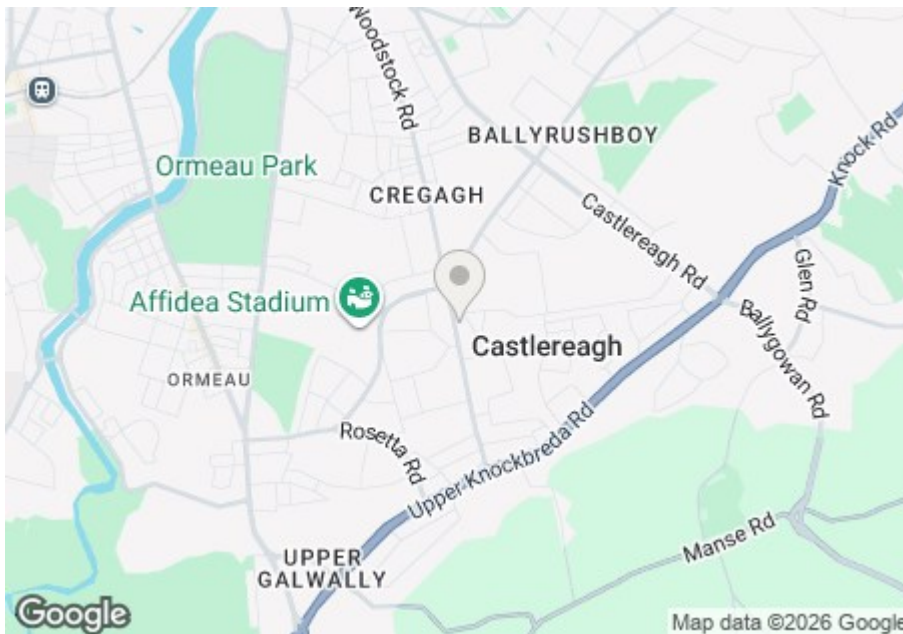


VIEWING

By appointment with HMK Property

Location

Cregagh Road



HMK Property - Sales - Lettings - Management - Mortgages

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Request a Free property valuation

Whether you're downsizing, need more space or simply a change of scenery. Whatever your reason for moving, HMK Property holds the key...

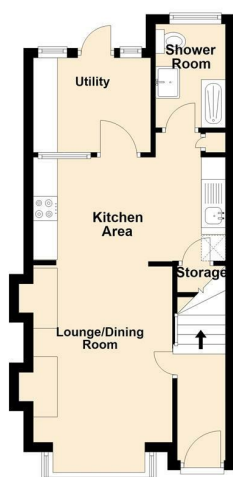
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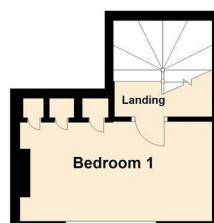
Ground Floor



First Floor



Second Floor



Please Note: This floorplan is for illustration purposes only
Plan produced using PlanUp.

204 Cregagh Road, Belfast