



An exceptional, semi detached family home in a prime residential location with excellent access to the city centre and a range of popular local schools.

The superb interior exudes a character, charm and overall ambiance that will have wide ranging appeal. The accommodation comprises; entrance hall with pantry, sitting room with wood burning stove. To the rear there is a stunning modern fitted kitchen with utility area, open plan to casual dining and living room with a range of built in shelving and side access to patio areas and sheltered garden. On the first floor, there is an impressive lounge with feature marble fireplace, two bedrooms and a modern bathroom. There are two further good sized bedrooms on the second floor.

Additionally the property benefits from gas fired central heating, double glazed windows, spacious pebbled parking for 3 cars and driveway and enclosed front garden. The rear extension opens onto a cedar clad decking area, overlooking a reclaimed brick patio and landscaped garden with a range of mature trees and well established borders

We can highly recommend an internal inspection.

Offers Over  
£395,000

130 Cregagh Road,  
BELFAST,  
BT6 9ES

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Viewing by  
appointment  
through agent  
028 9066 3030

- Exceptional, semi-detached with stunning rear gardens and car parking for three cars to the front
- Entrance hall with walk in larder
- Sitting room with wood burning stove and bay window
- Stunning modern fitted kitchen with utility area
- Open plan to dining area with steps to living room with built in shelving
- Delightful landing/ library area
- Impressive first floor lounge with marble fireplace and bay window
- Four good sized bedrooms
- Modern bathroom
- Original period features have been maintained throughout
- Gas heating / double glazed windows
- Landscaped rear garden with red brick path, and a range of mature trees and shrubs
- Close proximity to local amenities, excellent access to city centre and outer ring



The Property Comprises:

#### Ground Floor

Hardwood front door with feature glazing to:

ENTRANCE PORCH: Ceramic tiled floor, door and feature glazing to:

ENTRANCE HALL: Ceramic tiled floor, cornice ceiling, under stairs larder and cloaks area.

CLOAKROOM/WC: Wash hand basin, wc, part panelled walls, ceramic tiled floor.



SITTING ROOM: 15' 5" x 13' 8" (4.7m x 4.17m) (at widest points). (at widest points). Bay window. Sanded and varnished floorboards. Cornice ceiling, wood-burning Morso stove, slate fireplace and slate hearth.



MODERN FITTED KITCHEN/UTILITY AREA: 12' 6" x 12' 4" (3.81m x 3.76m) (at widest points). Range of high and low level units, granite work surfaces, fridge/freezer, pantry cupboard, old Belfast style sink, range cooker with five ring gas hob, extractor fan over, integrated dishwasher, integrated washing machine, part tiled walls, ceramic tiled floor, cornice ceiling, Glazed door to rear. Open plan to:



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CASUAL DINING AND LIVING ROOM: 25' 6" x 11' 5" (7.77m x 3.48m) (at widest points).

Built-in shelving, ceramic tiled floor, steps to:

LIVING ROOM: Ceramic tiled floor, built-in sitting area and desk, glazed door to rear garden.

Low voltage spotlights.





## First Floor Return

LANDING: Built-in shelving and library area. Hotpress.

DRESSING ROOM/BEDROOM (4): 11' 9" x 7' 7" (3.58m x 2.31m) (at widest points). Sanded and varnished floorboards. Cornice ceiling.

MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with electric shower, part panelled walls. Ceramic tiled floor, Access to roofspace.



## First Floor

LANDING:

LOUNGE: 18' 8" x 16' 3" (5.69m x 4.95m) Marble fireplace with wood-burning stove. Sanded and varnished floorboards, cornice ceiling, picture rail, bay window.



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BEDROOM (3): 12' 8" x 12' 4" (3.86m x 3.76m) (at widest points). Marble fireplace with cast iron inset, tiled hearth, sanded and varnished floorboards. Cornice ceiling, picture rail.



Second Floor

LANDING:

BEDROOM (1): 18' 7" x 12' 8" (5.66m x 3.86m) (at widest points). Painted floorboards, access to floored roofspace for storage.

BEDROOM (2): 12' 9" x 12' 0" (3.89m x 3.66m) Part tongue and groove ceiling and walls.





## Outside

Landscaped, pebbled and enclosed front garden. Excellent pebbled car parking for three cars. Stunning, landscaped well-maintained gardens with a variety of interesting trees and shrubs. Brick pavior steps, stones and meandering paths with various pebbled areas. Raised timber terrace.



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Location:

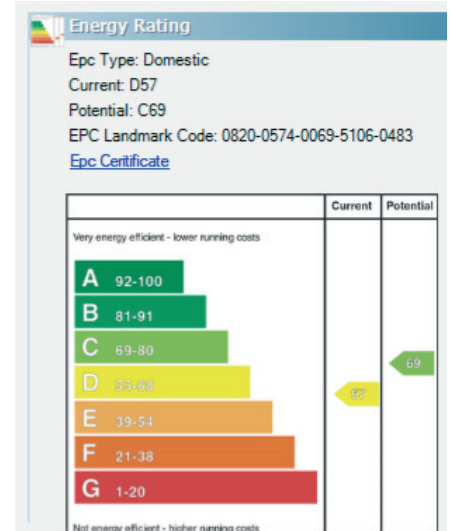
Heading out of Belfast on the Cregagh Road, number 130 is on the left before the roundabout, beside the Abbeyfield.



**TOTAL: 2095 sq. ft, 195 m<sup>2</sup>**  
**FLOOR 1: 957 sq. ft, 89 m<sup>2</sup>, FLOOR 2: 784 sq. ft, 73 m<sup>2</sup>, FLOOR 3: 354 sq. ft, 33 m<sup>2</sup>**  
**EXCLUDED AREAS: PORCH: 18 sq. ft, 2 m<sup>2</sup>, LOW CEILING: 157 sq. ft, 14 m<sup>2</sup>**

Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
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