



38 Arney Close, Cregagh, Belfast, BT6 0EL

Asking Price £159,950

38 Arney Close is part of the wider Cregagh estate but is conveniently located just off the Upper Cregagh Road, making it easily accessible to all the schools, shops and transport facilities in the local area. This property boasts three good sized bedrooms, a bright and spacious 'L' shaped lounge and dining area that in turn opens the luxury fitted kitchen, with an separate additional utility space. On the 1st floor there is a white shower suite suite with separate w/c . In addition to this, the property also benefits from gas central heating and double glazed windows. The property also has the advantage of a low maintenance garden to both the front and rear with an artificial grass finish. This home is sure to attract a lot of attention and will not sit on the market for long so make sure to arrange your viewing soon!

- Excellent mid terrace home
- Lounge open to dining / kitchen
- 1st floor shower suite with separate w/c
- Double glazed windows
- Cul de sac position
- Three good size bedrooms
- Modern fitted kitchen / additional utility space
- Gas central heating
- Low maintenance gardens to the front and rear
- Superb decorative condition throughout

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

The accommodation comprises

Composite front door leading to the entrance porch.

Entrance porch

Access to the utility space. Inner door to the entrance hall.

Utility / cloakroom

Plumbed for washing machine, excellent internal storage.

Entrance hall



Tiled floor.

Lounge 12'7 x 9'9 (3.84m x 2.97m)

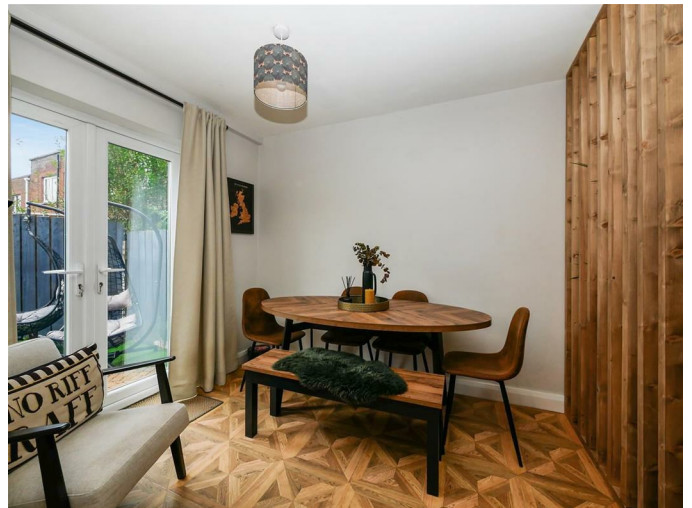


Laminate flooring, open to dining area.

Additional lounge image



Dining area



Laminate flooring, Double glazed French doors leading to the rear garden.

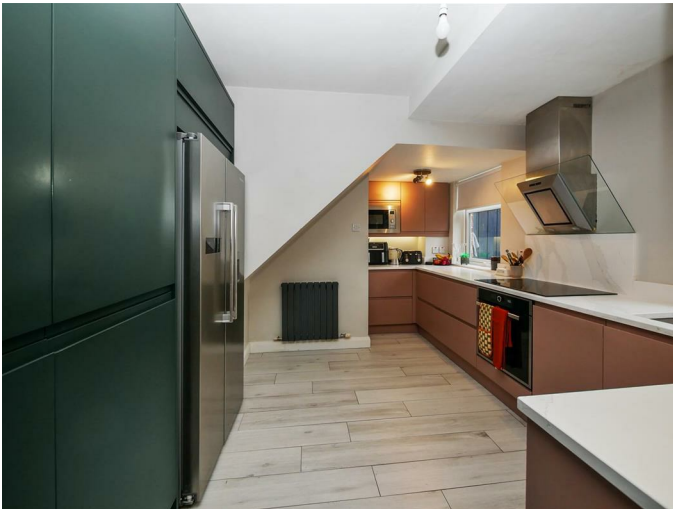
Dining room opens to the modern fitted kitchen.

Modern fitted kitchen 13'1 x 9'2 (3.99m x 2.79m)



Full range of high and low level built in units, quartz work surfaces with composite sink unit and mixer taps, integrated dishwasher, 4 ring hob and under oven, Extractor fan, integrated microwave, tiled floor. Plumbed for American fridge freezer.

Additional kitchen image



1st floor

Landing, Storage cupboard with Gas Boiler.

Bedroom 1 13'2 x 10'3 (4.01m x 3.12m)

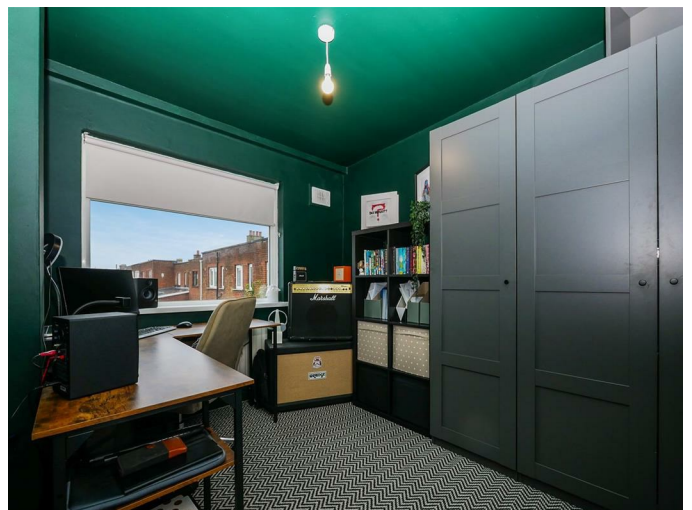


Built in sliding robes and additional bed units.

Bedroom 2 10'8 x 8'2 (3.25m x 2.49m)



Bedroom 3 9'9 x 9'1 (2.97m x 2.77m)



Built in robe.

Shower room 6'9 x 4'1 (2.06m x 1.24m)



Modern suite comprising Shower cubicle with thermostatically controlled shower fittings, wash hand basin with storage below, fully tiled walls, pvc panelled ceiling, recessed spotlights, chrome towel radiator.

W/C 6'4 x 2'8 (1.93m x 0.81m)



Separate low flush w/c.

Outside

Front garden



Paved path and garden with an artificial grass finish.

Rear garden

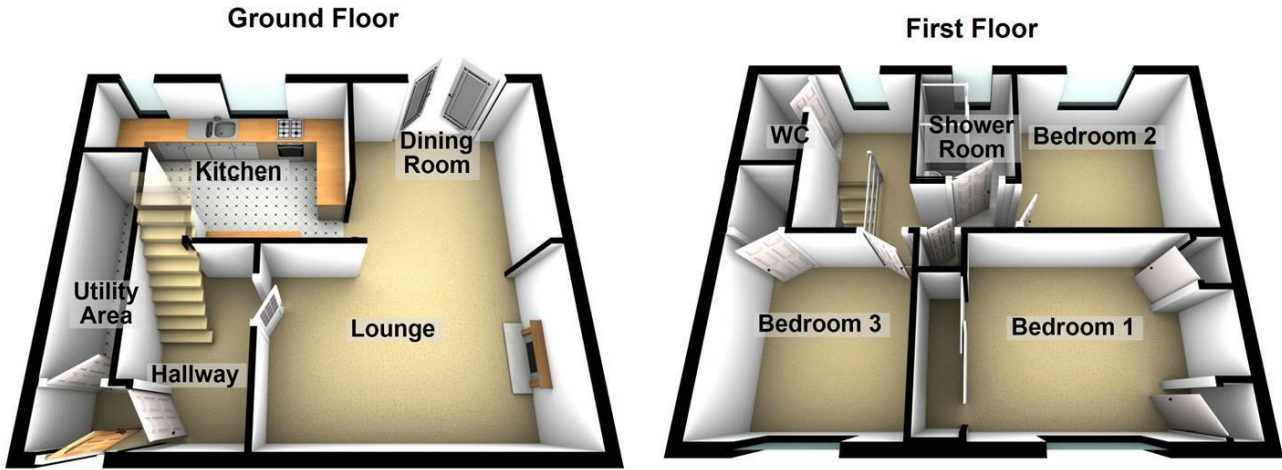


Enclosed garden to the rear with a low maintenance artificial grass finish, paved patio seating area,

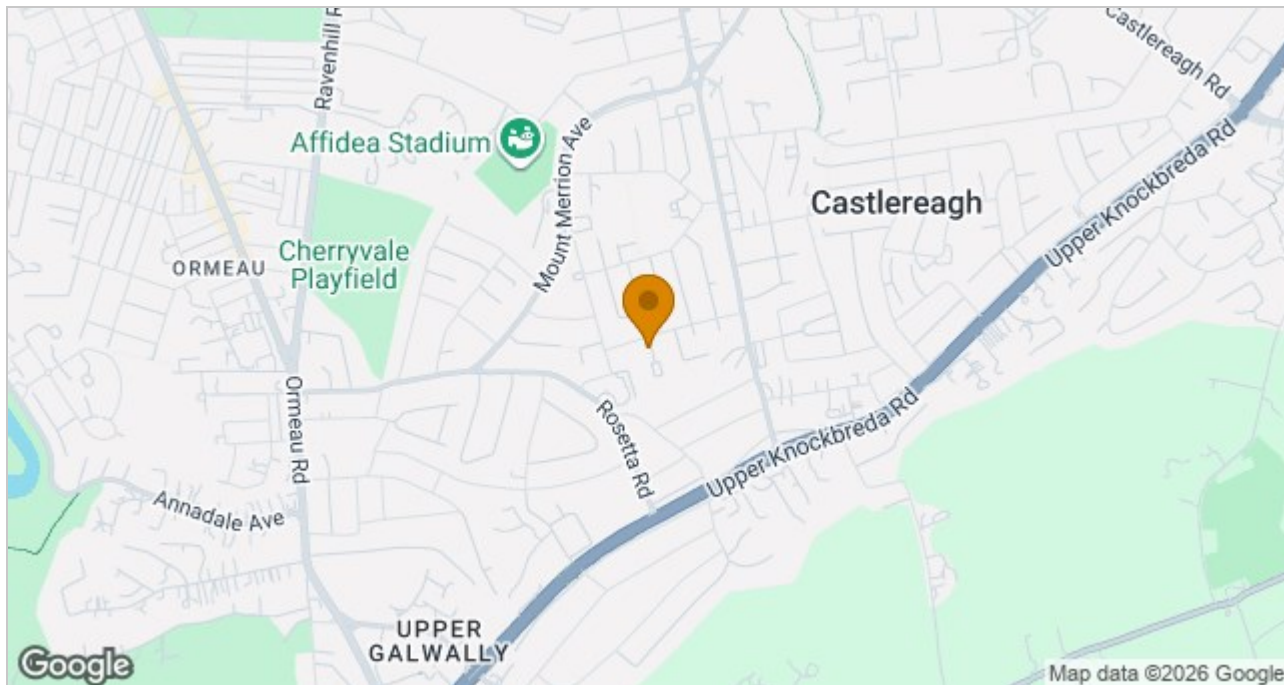
Rear elevation



Floor Plan



Area Map



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