



Accessed via its own front door, this spacious duplex apartment features well-proportioned accommodation over the entirety of the top two floors of this semi-detached villa.

Unusually for properties of this type, it also features a garage and south-facing back garden.

Although now requiring some updating, the price reflects the work that a purchaser is likely to undertake.

The layout is versatile with the option of two or three double bedrooms.

Belfast City Centre is only two miles away and excellent local amenities are within a short stroll.

It is only upon internal inspection that one can appreciate all this property has to offer.

Asking Price  
£165,000

147a Cregagh Road,  
BELFAST,  
BT6 0LB

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Deceptively spacious duplex apartment
- Three double bedrooms
- Bright living room with bay window
- Kitchen with breakfast area
- Bathroom with coloured suite
- Floored roofspace
- Attached garage
- Additional off-street parking
- South-facing, enclosed rear garden
- Oil fired central heating/Fire alarm system
- Priced to allow for modernisation
- No onward chain
- HMO approval: ideal investment or starter home
- Close to excellent local amenities, Ballyhackamore and City Centre

The Property Comprises:

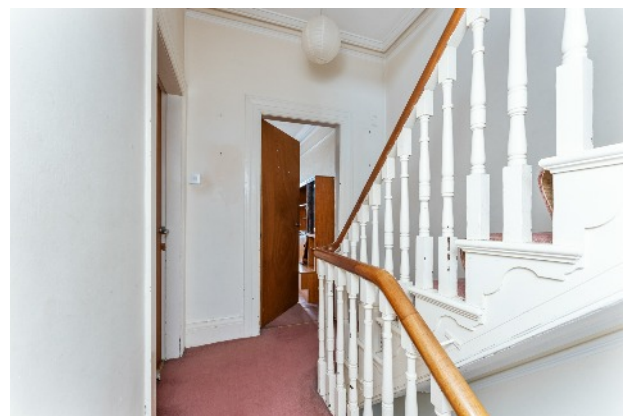
### Ground Floor

Original hardwood front door.

ENCLOSED ENTRANCE PORCH: Original mosaic tiled floor, cornice ceiling. Internal door with glazed panels and side lights to:

HALLWAY: Cornice ceiling, corbels, picture rail.

Stairs to:



### First Floor Return

LANDING: Shelved hotpress with lagged copper cylinder. Additional shelved storage cupboard.

KITCHEN/BREAKFAST AREA: 10' 1" x 10' 1" (3.08m x 3.07m) Range of high and low level units, single drainer one and a half bowl stainless steel sink unit. Integrated double oven and four ring hob, fridge and freezer. Ariston dishwasher, washing machine. CASUAL DINING AREA.

BATHROOM: Coloured suite comprising panelled bath, low flush wc, pedestal wash hand basin, separate corner shower cubicle with electric shower.



## First Floor

LANDING: Access to floored roofspace, light and shelving.

BEDROOM (3)/FAMILY ROOM: 11' 0" x 10' 10" (3.34m x 3.3m) Cornice ceiling, picture rail.

LIVING ROOM: 17' 9" x 14' 7" (5.41m x 4.45m) (into bay and at widest points). Cornice ceiling, picture rail. Decorative fireplace.



## Second Floor

BEDROOM (1): 17' 9" x 11' 11" (5.42m x 3.62m) Range of built-in cupboards.

BEDROOM (2): 10' 11" x 10' 10" (3.33m x 3.31m)

LANDING: Access to roof void.



## Outside

FRONT: Car parking (shared with ground floor office unit).

GARAGE: 18' 6" x 9' 7" (5.64m x 2.91m) Up and over door, power and light. Additional up and over door to rear leading to:

REAR GARDEN: Enclosed rear garden, south-west facing. Mainly in lawn with plants and shrubs. Patio area. PVC oil tank and oil fired boiler housing. Outside tap.

PLEASE NOTE: The garage and rear garden are for the sole usage of this apartment (No. 147a). The occupants of the office on the ground floor only have a right of access to their oil tank and boiler.

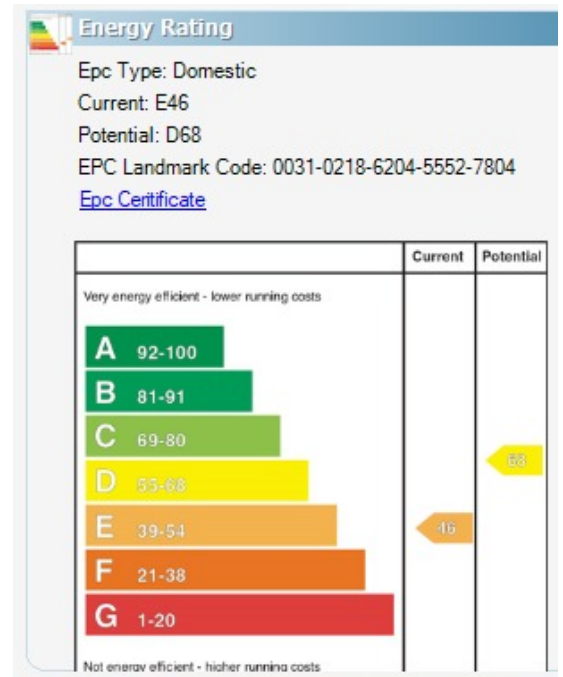


Location:

Heading towards City Centre from the roundabout at Ladas Drive, property is on the left hand side after Onslow Gardens and before Haddington Gardens.



147a Cregagh Road, Belfast



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

www.templetonrobinson.com



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