COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



7 Trigo Parade, Belfast, BT6 9GA

- Semi Detached Home
- Kitchen With Informal Dining Area
- Oil Heating
- Private Driveway
- Gardens Front and Rear
- Three Bedroom; Two+ Reception
- Bathroom With White Suite
- PVC Double Glazing
- Detached Timber Garage
- Convenient Location; Well Sought After Area

Offers Over £185,000

EPC Rating E





7 Trigo Parade, Belfast, BT6 9GA





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching fan light over. Stairwell to first floor. Access to under stairs storage. Feature height ceiling.

LOUNGE 11'8" x 10'9" (wps)

Box bay window to front elevation. Open fire in cast iron fireplace with slate hearth. Feature height ceiling. Wood laminate floor covering.

FAMILY ROOM 10'9" x 9'11"

Cast iron fireplace with slate hearth. Feature height ceiling. Wood laminate floor covering.







KITCHEN WITH INFORMAL DINING AREA 18'4" x 7'8" (wps)

Modern fitted kitchen with range of high and low level storage units, with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Plumbed for automatic washing machine. Splash back tiling to walls. Dual aspect windows. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 10'4" x 9'11"

Feature height ceiling. Twin windows to front elevation.

BEDROOM 2 9'11" x 8'11"

Feature height ceiling.

BEDROOM 3 6'7" x 6'2"

Feature height ceiling.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Part tiling to walls. Tiled floor. Access to hot press.

EXTERNAL

Private driveway finished in concrete.
Front garden finished in lawn and range of shrubs.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, brick pavior patio areas and range of trees and shrubs.
Oil fired central heating boiler.
PVC oil storage tank.
Outside tap.

TIMBER GARAGE 15'9" x 9'11"

PVC coated roller shutter door. Separate service door. Power, light and window.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

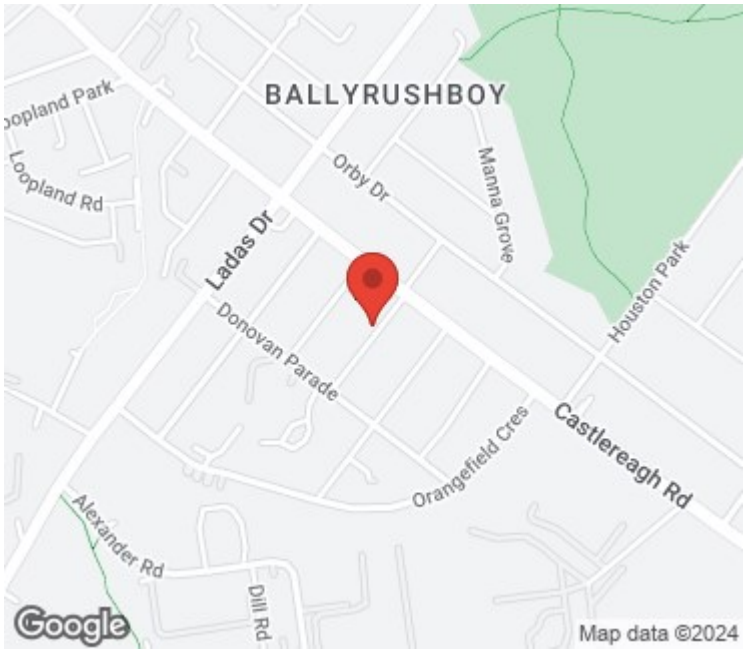
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

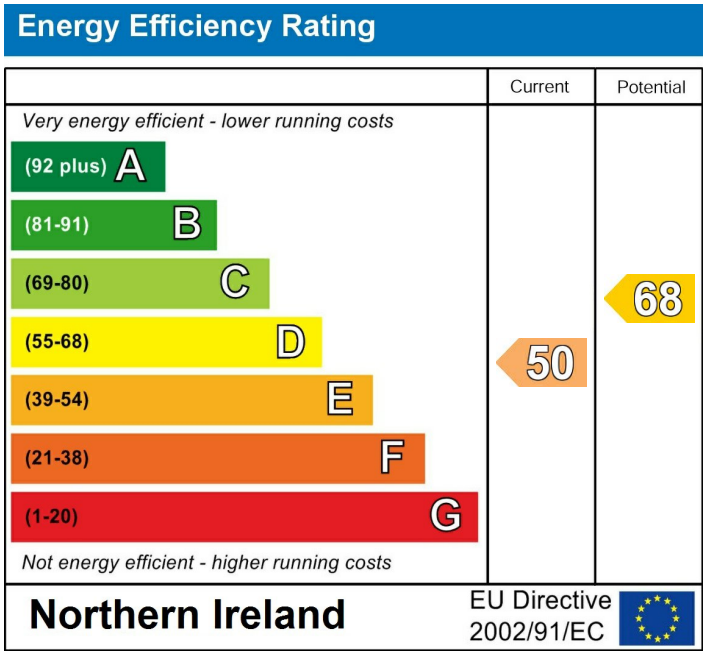






Well presented three bedroom / two+ reception semi detached home with detached timber garage, located off Castlereagh Road, East Belfast. The property comprises entrance hall, bay fronted lounge with open fire, separate family room with open fire, kitchen with informal dining area, three well proportioned bedrooms and bathroom with white suite. Externally the property enjoys private driveway, detached timber garage, and gardens front and rear finished in lawn, brick pavior patio areas and range of trees and shrubs. Other attributes include oil heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE® We invest in people Gold

PRS Property Redress Scheme

Awards

Telegraph PROPERTY AWARDS 2018

Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

Proudly sponsoring

Northern Ireland Children's Hospice

WE ARE MACMILLAN. CANCER SUPPORT