

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



1D KNOCKVALE PARK, BELFAST, BT5 6HH

OFFERS AROUND £395,000

This charming, well proportioned detached home is located in this prime residential area which is renowned for its convenience to many leading primary and grammar schools whilst boasting ease of access to Belfast City Centre for the commuter.

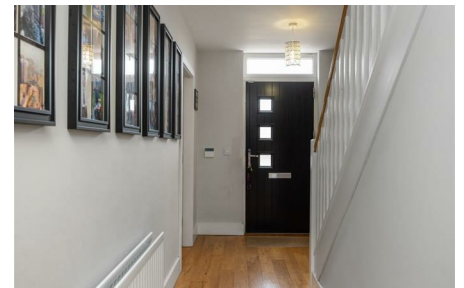
The property internally offers bright and spacious family accommodation opening into an entrance hall, beautiful lounge with feature fireplace and modern fitted kitchen with an excellent range of units and opens onto a dining/living area with door to rear garden. The property further benefits from a recently added "garden room" in the garden. The first floor comprises four good size bedrooms, master with en suite shower room, modern family bathroom suite and access to a floored roof space.

Outside, the property is approached off Knockvale Park, Sandown Road into a quiet cul-de-sac of only four homes, within walking distance to Ballyhackamore and its vast range of amenities. This home is a must view for any family wanting modern accommodation in a prime location. View now to avoid disappointment.



Key Features

- Excellent Detached Family Home In A Prime Residential Location
- Open Plan Kitchen/Living/Dining, Kitchen With Integrated Appliances
- Modern Family Bathroom With Shower Bath And Part Tiled Walls
- Parking To Front, Rear Garden With Patio & Garden Room
- Ground Floor WC And Good Size Lounge With Feature Fireplace
- Four Bedroom To First Floor, Master Bedroom With En-Suite Shower Room
- Gas Fired Central Heating System & Upvc Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities



Accommodation Comprises

Reception Hall

Solid wood flooring. Storage under stairs with plumbing for washing machine and gas boiler.

Cloakroom

Comprising low flush WC and wash hand basin, fully tiled floor.

Lounge

14'4 x 14'4

Feature gas fire.

Kitchen/Dining/Living

22'5 x 15'6

Excellent range of high and low level units, stainless steel oven, 4 ring gas hob, integrated dishwasher, integrated fridge, part tiled walls, fully tiled flooring, recessed spotlighting. Solid wood flooring to living area. PVC back door.

First Floor

Landing

Slingsby type ladder to mostly floored roofspace with light.

Master Bedroom

12'8 x 10'8

En-Suite

Comprising shower cubicle, wash hand basin and low flush WC. Part tiled walls, fully tiled flooring, recessed spotlighting.

Bedroom 2

12'0 x 9'8

Bedroom 3

14'4 x 8'9

L shaped.

Bedroom 4

12'4 x 8'5

Bathroom

White suite comprising panelled shower bath, low flush WC and wash hand basin. Part tiled walls and fully tiled flooring.

Roof Space

Floored.

Outside

Parking to front. Enclosed garden to rear with patio and flowerbeds.

Garden Room

Double glazed doors, laminate strip wood flooring, light and power, spotlights.









