

simon**BRIEN**
RESIDENTIAL

1a Knockvale Park,
Belfast, BT5 6HH



Asking Price £375,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Excellent red brick detached property
- Located in highly desirable residential location
- Within walking distance to Ballyhackmore Village with its range of shops, restaurants, bars and café's
- Luxury finish throughout
- Two reception rooms on ground floor including living room and sunroom
- Open plan kitchen, dining area with luxury fitted kitchen including range of integrated appliances
- Four double bedrooms on first floor including master with ensuite shower room
- Bathroom with contemporary white suite
- Utility room with fitted units
- Integral single garage
- Gas fired central heating / double glazing
- Car parking to front for multiple cars
- Private patio and raised deck area to rear
- Close to many parks, Comber Greenway and leisure facilities

SUMMARY

This excellent red brick detached property is set within a location recognised for its quality of housing and convenience to Ballyhackmore Village, transport links and excellent schools in the peaceful location, also within walking distance to Comber Greenway and parkland areas.

Internally the property offers bright and spacious accommodation with modern fixtures and fittings including luxury kitchen with range of integrated appliances, contemporary bathroom and ensuite shower room to the master bedroom.

On the ground floor the spacious entrance hall leads to the living room and open plan kitchen dining area which opens to the sunroom to the rear, offering privacy and access to the rear patio area and raised deck. In addition the ground floor is the integral single garage and utility room with fitted units and recess for tumble dryer and washing machine. On the first floor there are four double bedrooms, including master with a range of built in robes, ensuite shower room and bathroom with contemporary white suite. Externally the property offers car parking to front for multiple cars and a low maintenance garden to rear with private patio area and raised decking.

Located just off the highly desirable Sandown Road this property is sure to appeal to spectrum of potential purchasers and we would highly recommend an internal inspection to appreciate all it has to offer.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

22' 0" x 5' 2" (6.71m x 1.57m) At widest points.

Glazed uPVC front door. Ceramic tiled floor. Service door to garage.

CLOAKROOM:

8' 10" x 3' 5" (2.69m x 1.04m)

Low flush WC, semi pedestal sink unit, partially tiled walls, ceramic tiled floor, recessed lighting.

LIVING ROOM:

14' 10" x 9' 9" (4.52m x 2.97m)

Gas fire with granite surround, inset and hearth, recessed lighting.



KITCHEN DINING AREA:

18' 1" x 14' 10" (5.51m x 4.52m)

Excellent range of shaker style solid wood kitchen units, single drainer stainless steel sink unit with mixer taps, integrated 5 ring Baumatic gas cooker range with stainless steel extractor hood with recessed lighting, stainless steel splashback, integrated American style LG fridge freezer, integrated AEG dishwasher, granite worktops, partially tiled walls, under cupboard lighting, recessed lighting, ceramic tiled floor, open to dining space for 6-8 people.



UTILITY ROOM:

8' 11" x 6' 1" (2.72m x 1.85m)

Range of high and low level units, single drainer stainless steel sink unit with mixer taps, granite worktops, integrated Zanussi washing machine and tumble dryer, glazed uPVC rear door, ceramic tiled floor, extractor fan.



SUN ROOM:

15' 0" x 9' 4" (4.57m x 2.84m)

Feature vaulted ceiling with dual velux windows and recessed lighting, glazed uPVC door to rear patio and garden with integrated blind.

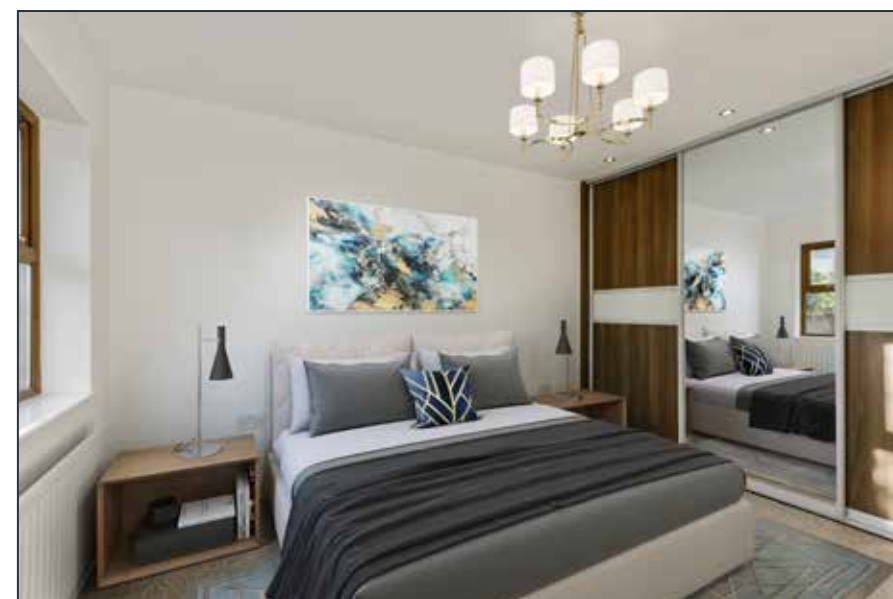


Stairs to:

FIRST FLOOR

LANDING:

Access to roofspace, recessed lighting, Hotpress with pressurised water cylinder and slatted shelving.



MASTER BEDROOM:

14' 6" x 11' 5" (4.42m x 3.48m)

Range of built in Sliderobes with hanging rails and shelving, recessed lighting.



ENSUITE SHOWER ROOM:

7' 1" x 4' 7" (2.16m x 1.4m)

Fully tiled shower cubicle with dual head thermostatic shower unit, semi pedestal sink unit with mixer taps, low flush WC, chrome heated towel rail, partially tiled walls, ceramic tiled floor, recessed lighting, extractor fan.

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BEDROOM (2):
14' 11" x 9' 8" (4.55m x 2.95m)



BEDROOM (3):
14' 10" x 9' 8" (4.52m x 2.95m)

Built in robe with hanging rail and shelving.



BEDROOM (4):
10' 11" x 9' 5" (3.33m x 2.87m)

Built in cupboard with hanging rail and shelving.



BATHROOM:
9' 3" x 6' 0" (2.82m x 1.83m)

Modern white suite comprising: panelled bath with mixer taps, low flush WC, vanity sink unit with built in storage and mixer taps, fully tiled shower cubicle with dual head thermostatic shower unit, chrome heated towel rail, partially tiled walls, ceramic tiled floor, recessed lighting, extractor fan.



OUTSIDE

INTEGRAL GARAGE:
17' 5" x 8' 11" (5.31m x 2.72m)

Roller shutter door, light and power, Warmglow combi gas boiler.

Brick pavior gated entrance to front leading to brick pavior driveway for 2-3 cars, flowerbeds with shrubs, further hedge boundary, side access to rear gardens.

Gardens to rear in brick pavior patio area for entertaining leading to further raised deck with rockery, shrubs and planting area.



Please note some images contain virtual furniture.



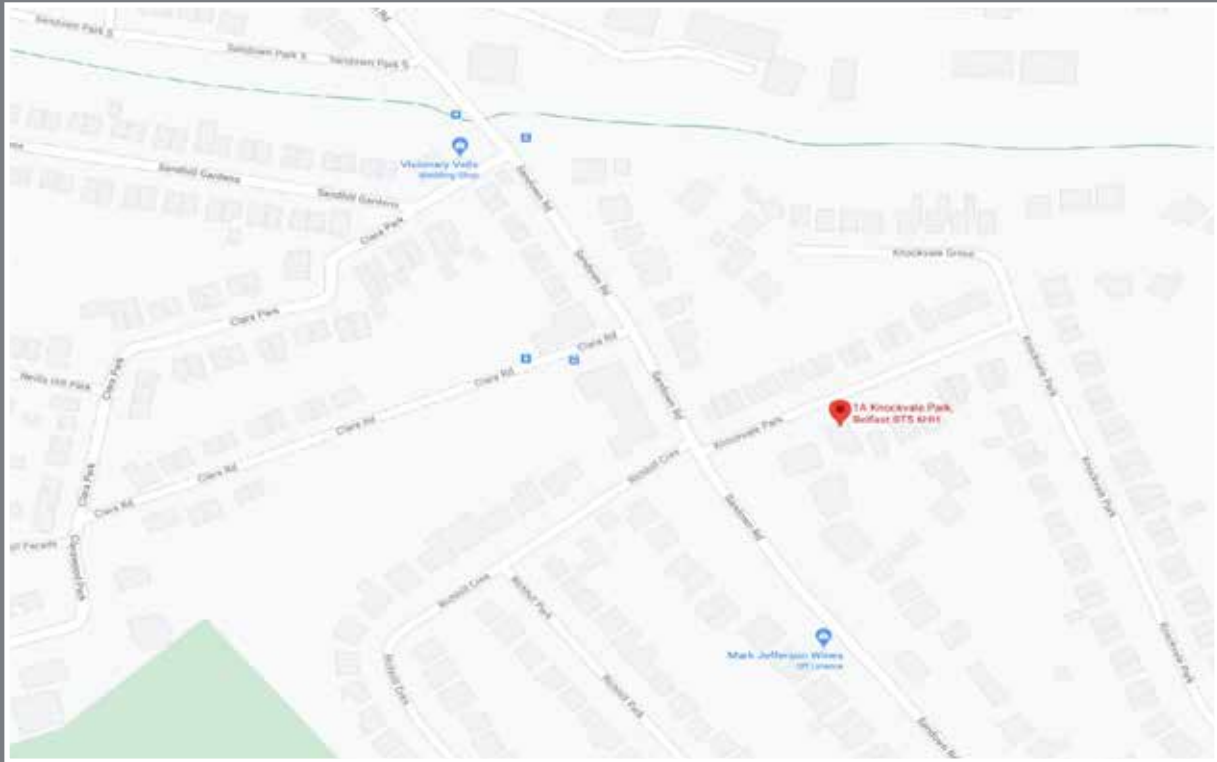
Ground Floor



First Floor

All measurements are approximate and for display purposes only

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

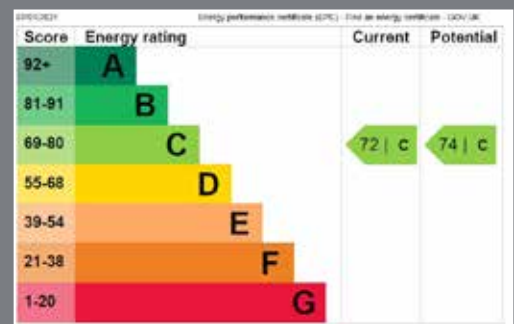


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: DB/A/21/AN



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