



Knocklofty Park,  
**£395,000**

- Beautifully Appointed Semi Detached
- Four Generous Bedrooms
- Two Separate Reception Rooms
- Modern Fitted Kitchen



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# Knocklofty Park, Belfast

## £395,000

This beautifully appointed semi-detached villa is ideally positioned within one of East Belfast's most sought after residential locations. Internally this fine property offers bright and spacious accommodation arranged over two floors comprising four generous bedrooms, two separate reception rooms one with wood burning stove, bathroom with modern white suite and modern fitted kitchen open plan to ample dining and family area. Further benefits include utility room, ground floor cloakroom, gas central heating and majority uPVC double glazed window frames. Externally there is a driveway to ample car parking and turning area with detached timber garage and private well tended mature garden to rear. The property has been well maintained throughout by its present vendor with no expense spared to fixtures or fittings and many of the original features have been retained to include stained glass and leaded windows, fireplaces, cornice work and original servants/maid's bells. This desirable location offers ease of access to both Belmont and Ballyhackamore Villages with their wide range of day to day amenities. Public transport links for city commuting, George Best City Airport, Stormont Parliament Buildings, the Ulster Hospital and many of the province's leading schools are also close at hand. Rarely would a property of this calibre present itself to the open market in this location. We have no doubt that the property will create immediate interest when presented to the open market and would strongly encourage early internal appraisal in order to avoid disappointment.

### ACCOMMODATION

Covered entrance porch, quarry tiled floor, light. Front door with bevelled glass inset, side panels with leaded and stained glass insets. Reception hall, solid wooden floor, original wood panelled walls, plate rack, cornice work, cloaks store

### DRAWING ROOM

5.11m x 3.81m (16'9" x 12'6")

Bay window with leaded and stained glass top lights, original wooden fireplace with cast iron and tiled inset and marble hearth, gas fire, cornice work

### FAMILY ROOM

4.19m x 3.58m (13'9" x 11'9")

Wood burning stove with slate hearth, cornice work, picture rail, double glazed door to rear garden

### MODERN FITTED KITCHEN OPEN PLAN TO DINING AND FAMILY AREA

8.31m x 3.76m (27'3" x 12'4")

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces and up stand, ceramic tiled floor, concealed lighting, glazed display cabinets, integrated dishwasher, integrated fridge freezer, recessed low voltage spotlights to kitchen, free standing Indesit stainless steel range with five ring gas hob, stainless steel chimney extractor fan, breakfast bar. Open to ample dining and family area, wood veneer floor

### REAR HALL

Terrazzo floor, door to garden

### UTILITY ROOM

1.75m x 1.68m (5'9" x 5'6")

Belfast sink unit, range of units, laminate work surfaces, plumbed for washing machine, gas boiler

### GROUND FLOOR CLOAKROOM

White suite, close coupled WC, wash hand basin, terrazzo floor

### FIRST FLOOR

### LANDING

Slingsby ladder to fully floored roof space, light, power, velux window



For full EPC please contact the branch

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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### BEDROOM ONE

5.03m x 3.78m (16'6" x 12'5")

Bay window with leaded and stainless glass toplights, cornice work, wooden fireplace with tiled inset and hearth

### BEDROOM TWO

4.29m x 3.56m (14'1" x 11'8")

Picture rail, cornice work

### BEDROOM THREE

3.58m x 2.67m (11'9" x 8'9")

Picture rail

### BEDROOM FOUR

2.67m x 2.54m (8'9" x 8'4")

Picture rail

### BATHROOM

Modern white suite, panelled bath, pedestal wash hand basin, dual flush close coupled WC, chrome heated towel rail, fully tiled built in shower cubicle with thermostatically controlled shower, separate dual flush close coupled WC and wash hand basin

### OUTSIDE

Driveway to ample car parking and turning area. Detached timber garage with up and over door, light and power.

Front garden shrubs, flowerbeds and small trees.

Enclosed private mature garden to rear, lawn, shrubs, flowerbeds and small trees, boundary hedging, paved patio area, outside light and tap



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