



Upper Knockbreda Road,

£299,950



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Laurelbank , Upper Knockbreda Road, Belfast

£299,950

'Laurelbank' is a substantial bay fronted red brick Edwardian semi-detached family home occupying a mature elevated site just off the Upper Knockbreda Road in south east Belfast. Built circa 1904 this charming period residence retains many original features whilst also offering all the attributes of modern day living. Set over three floors the internal accommodation oozes character and consists of four bedrooms with family bathroom over top floors whilst the ground floor offers three reception rooms along with modern kitchen and extended sun room. Downstairs is further complimented with W/C and utility area. The property also features high ceilings in the majority of rooms as one would expect from a house of this era. Externally to the front you are greeted by a stoned walkway leading to front door along with garden laid in lawn and mature trees and hedging. At the side you are treated with a secluded patio area which would be ideal for summer entertaining. The rear offers driveway for off road parking and detached double garage which has plans passed for possible studio space ancillary to the main dwelling. From a convenience point of view this home offers ease of access to Ormeau/Ravenhill Roads and outer ring road network on the doorstep. many amenities, cafes, shops and Forestside shopping centre are all within close proximity. In terms of school/nursery facilities there are a number of options available within a few miles radius. Viewing without delay is recommended to fully appreciate everything this wonderful property has to offer.

HARDWOOD FRONT DOOR

INNER VESTIBULE

Tiled floor. Glazed hardwood inner door to:-

HALLWAY

Hardwood laminate wood flooring. Picture rail. Ceiling rose. Corbels. Under stair storage/cloaks.

DRAWING ROOM

4.65m x 3.78m (15'3" x 12'5")

Hardwood laminate flooring. Bay window. Sash windows. Ceiling rose. Picture rail. Feature fireplace with marble surround. Hardwood glazed door to:-

DINING ROOM

4.37m x 3.53m (14'4" x 11'7")

Hardwood floor. Feature cast iron fireplace. Bay window. Ceiling rose. Picture rail.

FAMILY ROOM

7.59m x 4.75m (24'11" x 15'7")

Hardwood laminate flooring. French doors leading to side. Feature cast iron fireplace. Low voltage spotlights.

KITCHEN

5.41m x 3.53m (17'9" x 11'7")

Excellent range of high and low level units. Glazed display units. Tiled flooring. Space for freestanding American fridge/freezer. Pvc service door. Built in Range Master cooker. Over head chimney hood extractor fan. Stainless steel 1.5 drainer sink with swan neck mixer taps. Part tiled walls. Low voltage spotlights. Integrated 'Candy' dishwasher. Tongue and groove ceiling. Leading to:-

EXTENDED SUNROOM

5.74m x 5.84m (18'10" x 19'2")

Tiled floor. breakfast bar. patio doors.

DOWNSTAIRS W/C

Low flush. Tiled walls. Tiled floor. Plumber for washing machine. Space for dryer. Worktop sink with swan neck mixer taps.

STAIRS TO:-

FIRST FLOOR LANDING

Cornice work.

BATHROOM

3.51m x 3.02m (11'6" x 9'11")

Tiled floor. Part tiled walls. Free standing roll-top bath with claw feet and telephone shower handle. Low voltage spotlights. Low flush WC. Wash hand basin with mono tap. Corner shower cubicle with thermostatically controlled shower. Tongue and groove ceiling. Hot press with copper water cylinder.

BEDROOM 3

3.48m x 3.20m (11'5" x 10'6")

Laminate wood flooring. Rear aspect.

BEDROOM 2

3.78m x 3.25m (12'5" x 10'8")

Laminate wood flooring. Panoramic views. Picture rail. Cornice work. feature cast iron fireplace.

BEDROOM 1

5.36m x 4.67m (17'7" x 15'4")

Bay window. feature Edwardian cast iron fireplace with detailed tiled inset. Picture rail. Cornice work. Panoramic views.

STAIRS TO SECOND FLOOR

'Turn Room' or large built in storage. Skylight.

BEDROOM 4

4.72m x 3.28m (15'6" x 10'9")

Walk in wardrobe. Part panoramic views.

OUTSIDE

Entrance gate. Loose stoned pathway leading to front door. Front garden laid in lawn with border hedging, mature trees and side pedestrian gate. Paved patio area.

Steps leading to driveway. boiler house. Pvc tank. outside tap.

DETACHED GARAGE

Planning permission granted for possible studio space ancillary to the main dwelling.



For full EPC please contact the branch

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

