

Knockbreda Road,

Price £225,000



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Knockbreda Road, Rosetta, Belfast

Price £225,000

A superb semi detached home located in this much sought after location in Belfast. The property has been recently refurbished throughout and extended to the rear (single storey), the stunning kitchen area with island is sure to impress! Internally the home features a living room, kitchen open plan to family / dining area, three first floor bedrooms and a shower room with luxury white suite. The property is decorated in a neutral fashion and leaves little for any purchase to do but move in. The heating has also been changed to gas. Close to amenities, local schools and public transport links this property is ideal for a wide variety of purchasers. We have no hesitation in recommending internal inspection of this excellent Belfast home. Viewings can be arranged by calling our sales team on (028) 9068 0420 or emailing us @ belfast@reedsrains.co.uk. NB: Virtual furniture has been used in the marketing of this home.

PVC FRONT DOOR

BRIGHT ENTRANCE HALL

Feature flooring. Under stairs storage cupboard. Spotlights.

STUNNING KITCHEN OPEN PLAN TO FAMILY / DINING ROOM

5.41m x 4.57m (17'9" x 15'0")

Excellent range of high and low level units. Built in stainless steel double oven and separate four ring hob. Extractor fan. Integrated fridge, freezer and dishwasher. Feature Island unit with ceramic sink unit with swan neck mixer taps. Granite work surfaces. Gas fired boiler. Wall radiator. French doors to garden.

STAIRS TO FIRST FLOOR

SHOWER ROOM WITH LUXURY WHITE SUITE

Walk in double shower cubicle with thermostatically powered shower unit. Close coupled WC. Vanity unit with mono tap. Ceramic tiled floor. Spotlights. Extractor Fan.

BEDROOM 1

3.23m x 2.84m (at widest.) (10'7" x 9'4" (at widest.))

Front aspect.

BEDROOM 2

2.97m x 2.84m (at widest) (9'9" x 9'4" (at widest))

BEDROOM 3

2.03m x 1.93m (6'8" x 6'4")

OUTSIDE

Tarmac driveway to parking to front. Shared driveway to side.

REAR GARDEN

Good sized enclosed garden to the rear in lawn, hedging, shrubs and loose stones.

LOCATION

This location provides ease of access to many amenities on both the Ormeau Road and Cregagh Road. The popular Forestside shopping centre and Kingspan Stadium Home of Ulster Rugby are also within close proximity. Bus routes are available on the road itself whilst the outer ring road network is within a 2 minute drive. Belfast city centre is under 3 miles away.

DIRECTIONS

Knockbreda Road is located between Rosetta Park and Rosetta Road, Belfast, BT6.

HEATING TYPE

Gas Heating

WINDOWS

uPVC Double Glazed Windows.

FLOOR PLAN

EPC

Laser Tape Clause

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

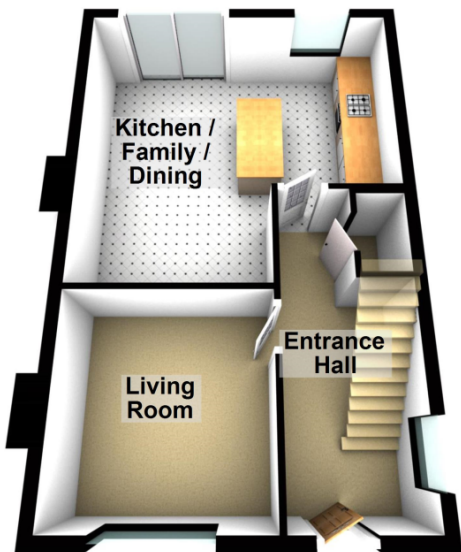
Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

Ground Floor



First Floor





Independently owned and operated