

simon**BRIEN**
RESIDENTIAL

2F Knockdarragh Park,
Belfast, BT4 2LE



Asking Price £375,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- New Build Detached Chalet Bungalow Off Private Laneway
- Three Bedrooms (Principal Bedroom On Ground Floor With Ensuite Shower Room)
- Open Plan Living / Dining / Kitchen
- Stunning Fitted Kitchen With Incredible Range Of Integrated Appliances & Central Island
- Downstairs Cloakroom With WC
- Separate Utility Room
- First Floor Bathroom In Contemporary White Suite With Freestanding Bath
- First Floor Office / Study Area
- Enclosed Rear Garden With Brick Paved Patio & Lawn
- Off Street Parking To Front
- Grey Oak Door Sets Throughout
- Gas Fired Central Heating
- Underfloor Heating Throughout
- Double Glazed Windows
- Planning Permission Granted For 5m x 2.7m Garden Store To Front Lawn Area
- Located Close To Stormont Estate, Belmont Park & Public Transport Links
- Convenient To Leading Primary & Secondary Schools, Belfast City Centre & Titanic Quarter



SUMMARY

This elegant detached chalet bungalow is situated off a private lane off Knockdarragh Park, Belmont. Close to Stormont Estate, Belfast City Centre, Belmont Village, and Ballyhackamore, this recently constructed home will appeal to many potential buyers seeking to purchase within this very popular part of East Belfast.

The layout comprises an entrance hall with downstairs cloakroom and WC, a wonderful open plan living / dining area which leads to a stunning fitted kitchen with an extensive range of quality integrated appliances, a separate utility room and the main bedroom with ensuite shower room. To the first floor, is an elegant oak staircase with glass balustrade leading to a first floor study / office area, two well-proportioned bedrooms and a contemporary white bathroom suite with freestanding bath. Outside, there is off street parking to the front with landscaped garden area, to the rear is an enclosed garden brick paved patio leading to area in lawn.

Set within one of the most desirable and picturesque areas of East Belfast, with the iconic Stormont Estate within walking distance, as well as being near to a range of leading primary and secondary schools, Belmont Village, and Ballyhackamore are situated near to Knockdarragh Park.

ACCOMMODATION

GROUND FLOOR

Hardwood front door with double glazed side panels leading to:

ENTRANCE HALL:

Ceramic tiled floor.

CLOAKROOM:

Contemporary white suite comprising push button WC. Semi-pedestal wash hand basin with mixer taps. Partially tiled walls. Ceramic tiled floor.



UTILITY ROOM:
9' 5" x 5' 0" (2.87m x 1.52m)

Range of high and low level units. Single bowl sink unit with mixer taps. Integrated washing machine and tumble dryer. Wall mounted gas fired boiler. Ceramic tiled floor. Fully tiled walls.



OPEN PLAN KITCHEN / DINING / LIVING AREA:
35' 5" x 13' 5" (10.8m x 4.09m)

Excellent range of low level units. Twin sink with mixer taps. Partially tiled walls. 'Bora' classic electric and gas hob with 'Elica Peltrox' extractor fan. Twin 'Smeg' ovens. 'Bosch' dishwasher. Central island with CDA wine cooler and seating area. Ceramic tiled floor. Recessed spotlighting. Quartz work surfaces. Integrated full size fridge and full size freezer.





BEDROOM (1):
15' 0" x 9' 6" (4.57m x 2.9m)

Ceramic tiled floor.

ENSUITE SHOWER ROOM:

Contemporary white suite comprising walk-in shower cubicle with drench shower. Push button WC. Vanity unit with mixer taps. Fully tiled walls. Ceramic tiled floor. Towel radiator. Recessed spotlighting.

Oak staircase and glass balustrade to:



FIRST FLOOR

STUDY AREA / LANDING:

BEDROOM (2):
20' 7" x 11' 0" (6.27m x 3.35m)

Excellent range of built-in sliding mirrored wardrobes.

BEDROOM (3):
20' 6" x 9' 7" (6.25m x 2.92m)

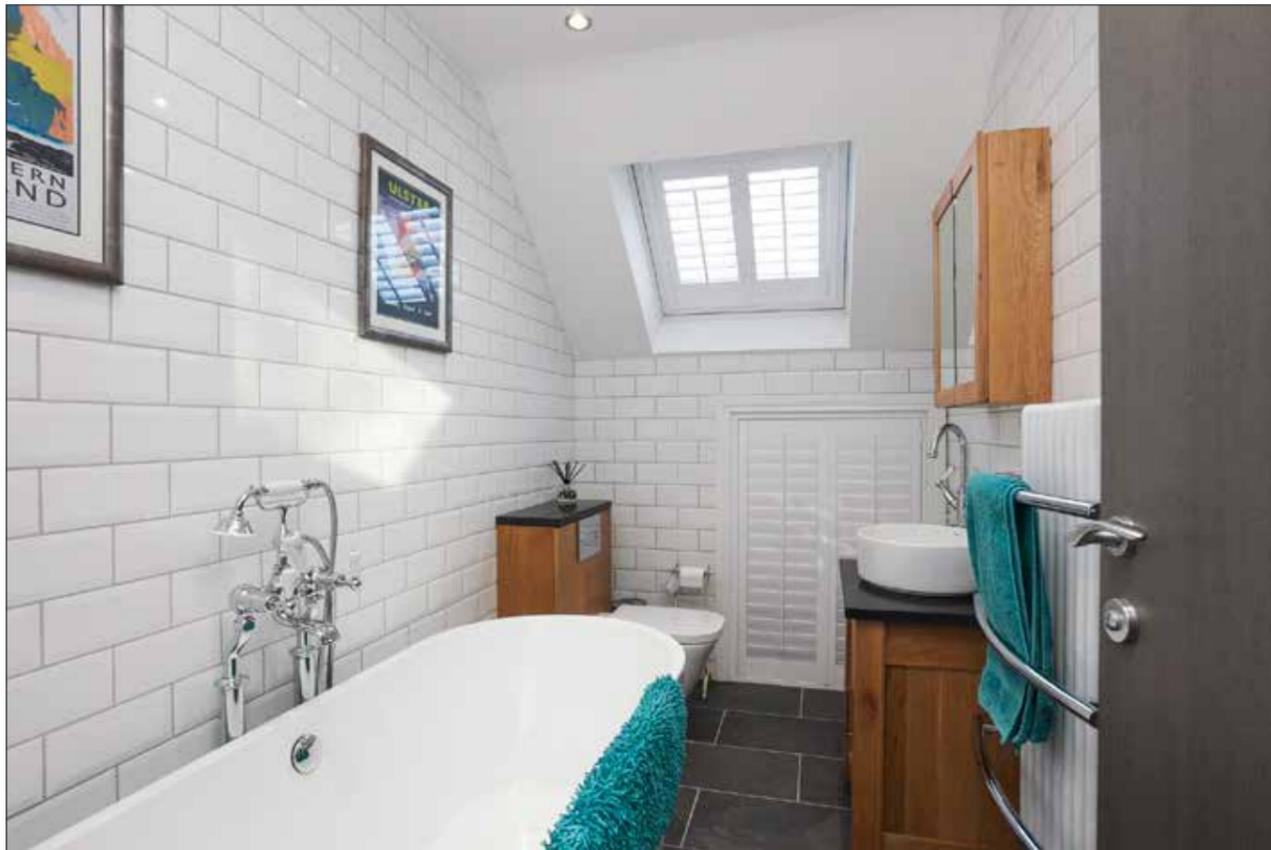
BATHROOM:

Contemporary white suite comprising freestanding bath with mixer taps and telephone hand shower over. Push button WC. Vanity unit with mixer taps. Towel radiator. Storage cupboard. Fully tiled walls. Ceramic tiled floor. Recessed spotlighting.

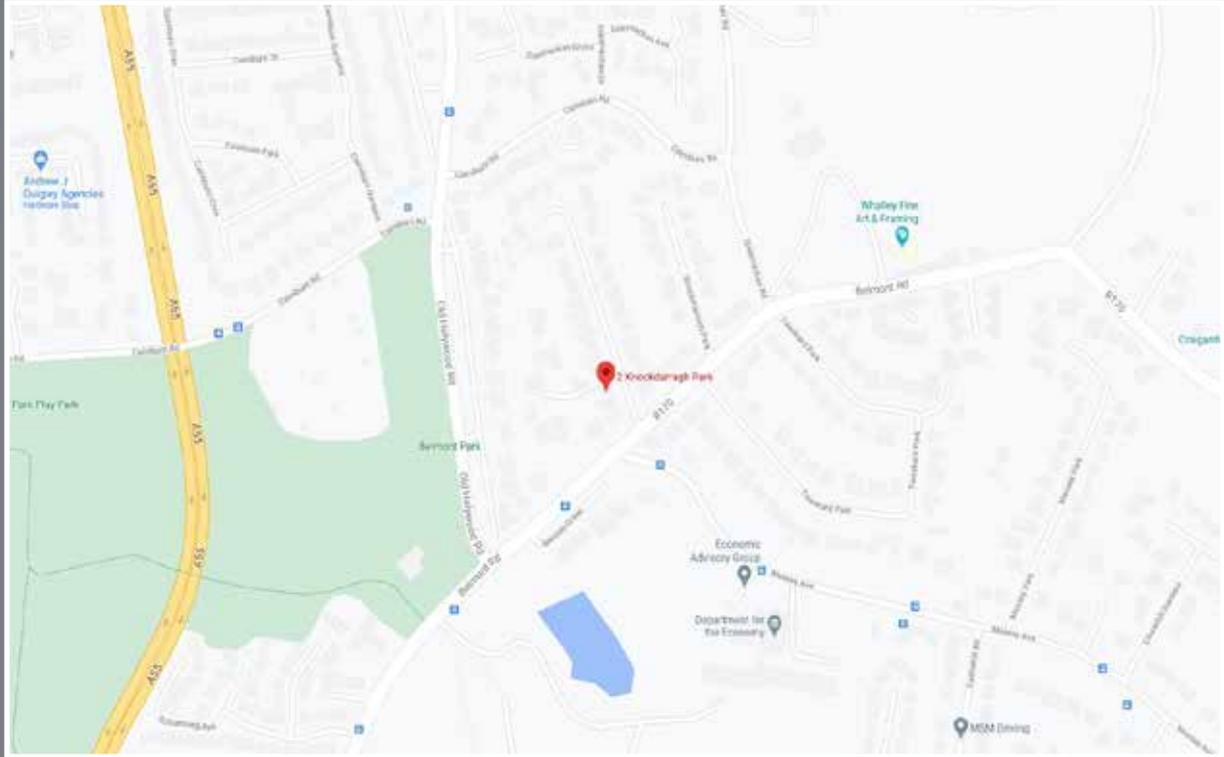
OUTSIDE

Front shared laneway to brick paved driveway. Garden in lawn. To the rear, brick paved patio leading to garden in lawn.





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: JD/K/20/SO



| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| A 92 plus | | |
| B 81-91 | 85 | 85 |
| C 69-80 | | |
| D 55-68 | | |
| E 39-54 | | |
| F 21-38 | | |
| G 1-20 | | |
| Not energy efficient - higher running costs | | |

EPC REF: 9259-7050-0386-7401-4994

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.