

simon**BRIEN**
RESIDENTIAL

48 Knocklofty Park,
Belfast, BT4 3ND



Asking Price £585,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Stunning Extended Detached Residence Situated In One Of East Belfast's Most Desirable Tree Lined Parks
- Superb Accommodation Throughout To Include Four Bedrooms
- Downstairs Cloakroom And Separate WC
- Sitting Room with Open Fire
- Dining Room with Open Fire
- Open Plan Living, Modern Kitchen and Dining Area
- Ground Floor Shower Room In White Suite with Utility Area
- Extended Family Room onto Garden
- Main Bathroom In White Suite
- Oil Fired Central Heating
- Double Glazing
- Ample Off Street Parking To Front
- Landscaped Rear Garden With Paved Patio
- Within Easy Reach Of All Of East Belfast's Leading Primary & Post Primary Schools
- Convenient To Ballyhackamore, Belmont, Stormont Grounds & The Comber Greenway
- Within Comfortable Commuting Distance Of Belfast City Centre, Titanic Quarter & Belfast City Airport
- Viewing Highly Recommended



SUMMARY

This stunning detached home comes onto the market and will appeal to those seeking to establish themselves within one of the finest addresses in East Belfast. Within walking distance of the vibrant Ballyhackamore and Belmont Villages, excellent primary and post primary schools are all within reach. For those who commute, the rapid transport system offers easy travel to Belfast City Centre, Belfast City Airport and Titanic Quarter are also situated close by.

The property offers excellent accommodation throughout, and the current owners have renovated the property in the recent past with family living in mind. The layout comprises an enclosed entrance porch leading to the entrance hall, cloakroom and separate WC, sitting room, dining room, open plan living, kitchen with dining area, extended family room onto garden, shower room with utility area.

On the first floor, there are four bedrooms. To complement this, there is a main bathroom in white suite.

Outside, the property sits on a large plot with off street parking. To the rear, is the wonderful landscaped garden with paved patio, a delightful space for entertaining or enjoying with family.

Homes of this calibre only come to the market on rare occasions, therefore, we would recommend early viewing to appreciate this very handsome home.

Viewing is strictly by private appointment, by contacting our East Belfast office on 028 9059 5555.



ACCOMMODATION

GROUND FLOOR

ENCLOSED ENTRANCE PORCH:

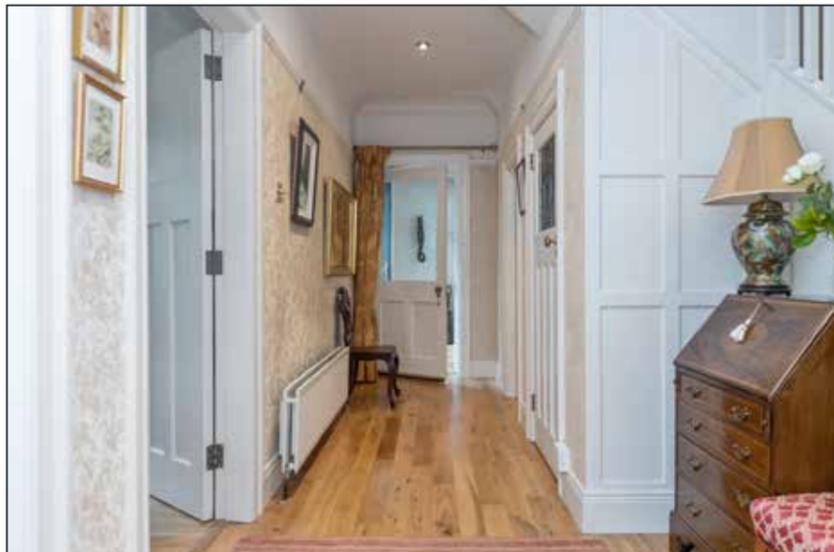
Oak floor.

ENTRANCE HALL:

Oak floor, corniced ceiling.

CLOAKROOM:

Low flush WC, wash hand basin, parquet wood block floor, storage under stairs.



SITTING ROOM:
15' 9" x 13' 10" (4.8m x 4.22m)

Into bay. Tiled fireplace with open fire, oak floor, corniced ceiling, picture rail.



DINING ROOM:
14' 0" x 11' 10" (4.27m x 3.61m)

Oak floor, corniced ceiling, picture rail, tiled fireplace with open fire.



**LIVING ROOM OPEN TO KITCHEN:
22' 3" x 9' 10" (6.78m x 3m)**

Cast iron wood burning stove, ceramic tiled floor. Excellent range of high and low level units with Quartz work surfaces, 4 ring Induction hob, extractor hood over, full length fridge, eye level double oven, central island with Quartz work surfaces, Quooker tap and dish washer. Open to Dining Area.



**DINING AREA:
11' 0" x 8' 2" (3.35m x 2.49m)**



**REAR HALLWAY:
Storage cupboards, ceramic tiled floor.**



**SHOWER ROOM:
Fully tiled shower cubicle with instant heat shower, pedestal wash hand basin, low flush WC, plumbed for washing machine and tumble dryer, chrome towel radiator, ceramic tiled floor, large velux window.**

Steps down to:

FAMILY ROOM:
21' 7" x 13' 1" (6.58m x 3.99m)

Maple floor, French double doors to rear.

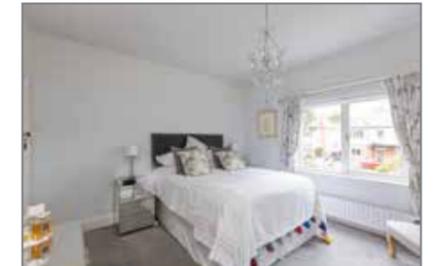


FIRST FLOOR



BEDROOM (1):
12' 0" x 12' 0" (3.66m x 3.66m)

Sliderobes, mirrored sliding doors.



BEDROOM (2):
13' 10" x 11' 10" (4.22m x 3.61m)

Built in robes.





BEDROOM (3):
12' 0" x 9' 10" (3.66m x 3m)
 Wood laminate flooring.



BEDROOM (4):
10' 0" x 9' 10" (3.05m x 3m)
 Wood laminate flooring.



BATHROOM:
 White suite comprising: Panelled bath with thermostatic shower, vanity sink unit, low flush WC, partly tiled walls, ceramic tiled floor, chrome towel radiator.



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

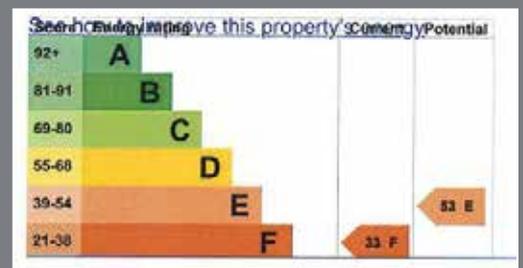


Lettings Department

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: SHJD/I/23/AN



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