



# 8 KNOCKMOUNT PARK

Belfast, BT5 6GR

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*Offers over* **£164,950**



SEMI-DETACHED | 3  | 1  | 1 

We are delighted to offer for sale this well maintained semi detached property, located in an ever sought after residential area of Knock.

## KEY FEATURES

- Spacious Semi Detached Home
- Well Maintained Throughout
- Large Living Room with Wooden Fireplace
- Fully Fitted Kitchen Open Plan to Casual Dining Area
- Bathroom with Coloured Suite
- Gas Fired Central Heating
- uPVC Double Glazing
- Driveway For Off Street Parking
- Easily Maintained Rear Courtyard
- Convenient and Sought After Residential Location
- Within Walking Distance to Both Ballyhackamore Village, Comber Greenway and the Outer Ring
- Situated in a Quiet Position Within a Cul-de-sac
- Broadband Speed – Ultrafast





## ROOM DETAILS

### *Ground Floor*

- Entrance Hall
- Living Room  
15'3" x 11'7"
- Kitchen Open Plan To  
Ample Dining Area  
15'3" x 14'

### *First Floor*

- Landing
- Bedroom One  
11'9" x 8'7"
- Bedroom Two  
11'4" x 8'7"
- Bedroom Three  
8'4" x 6'5"
- Bathroom

### *Outside*

- Driveway
- Rear Patio Area





## DIRECTIONS

*Coming from Castlereagh, travelling along the Knock Road, Knockmount Park can be located on the left hand side.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	65	72

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

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