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ESTATE AGENTS &
LETTING SPECIALISTS



2 Knocklofty Park | Belfast, BT4 3NA
OFFERS AROUND £525,000



The Property

2 Knocklofty Park represents a unique opportunity to acquire a fantastic, detached family home positioned in a highly sought after and convenient address just off the Belmont Road in the heart of East Belfast. The location offers ease of access for the daily commuter to Belfast City Centre, Belfast City Airport, Stormont, The Ulster Hospital and Parliament Buildings as well as a varied range of leading primary, secondary and grammar schools.

This fantastic, detached property offers spacious accommodation with an adaptable layout that will cater for family living. Of particular note, on the ground floor there is a bespoke fitted kitchen with casual breakfast bar dining leading to an open plan living and dining space. The ground floor also comprises of a separate lounge, downstairs WC/utility and an extra reception room which can be used as an office or snug. To the first floor there are four well-proportioned bedrooms, principle with en suite shower room and a contemporary family bathroom.

Number 2 is situated on a level site with a private rear garden laid in lawns with a raised decked area ideal for outdoor entertaining. To the front there is a tarmac driveway and corner garden laid in lawns. The property further benefits from excellent storage, UPVC double glazing and gas fired central heating. Overlooking a small green on the corner of Knocklofty Park and Wandsworth Road, this attractive property has many highly sought after attributes, as well as being walking distance to Belmont and Ballyhackamore Villages. We therefore recommend inspection at your earliest convenience to appreciate all that this fantastic family home has to offer.





Offers Around £525,000
Detached
4 Bedrooms
3 Receptions



Accommodation

Ground Floor

Reception Porch

Reception Hall

Front Reception Room / Office
15' x 7'5"

Further Hallway

Lounge
17'6" x 12'7"

L-Shaped Living / Dining Space
21'8" x 18'2"

Utility Room

Downstairs WC

Kitchen
17'9" x 9'6"

First Floor

Landing

Family Bathroom

Bedroom Two
12'2" x 10'2"

Bedroom One with En Suite
14'6" x 11'8"

Bedroom Three
11'7" x 9'8"

Bedroom Four
10'8" x 7'

Outside

Extensive Enclosed Front Garden with Corner Garden

Tarmac Driveway with Ample Parking

Enclosed Private Rear Garden

For more information and photographs regarding the accommodation in this property, please visit:

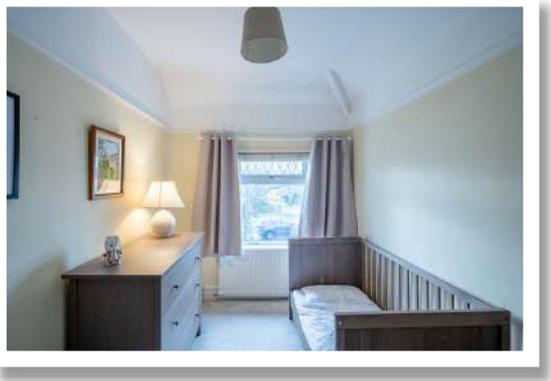
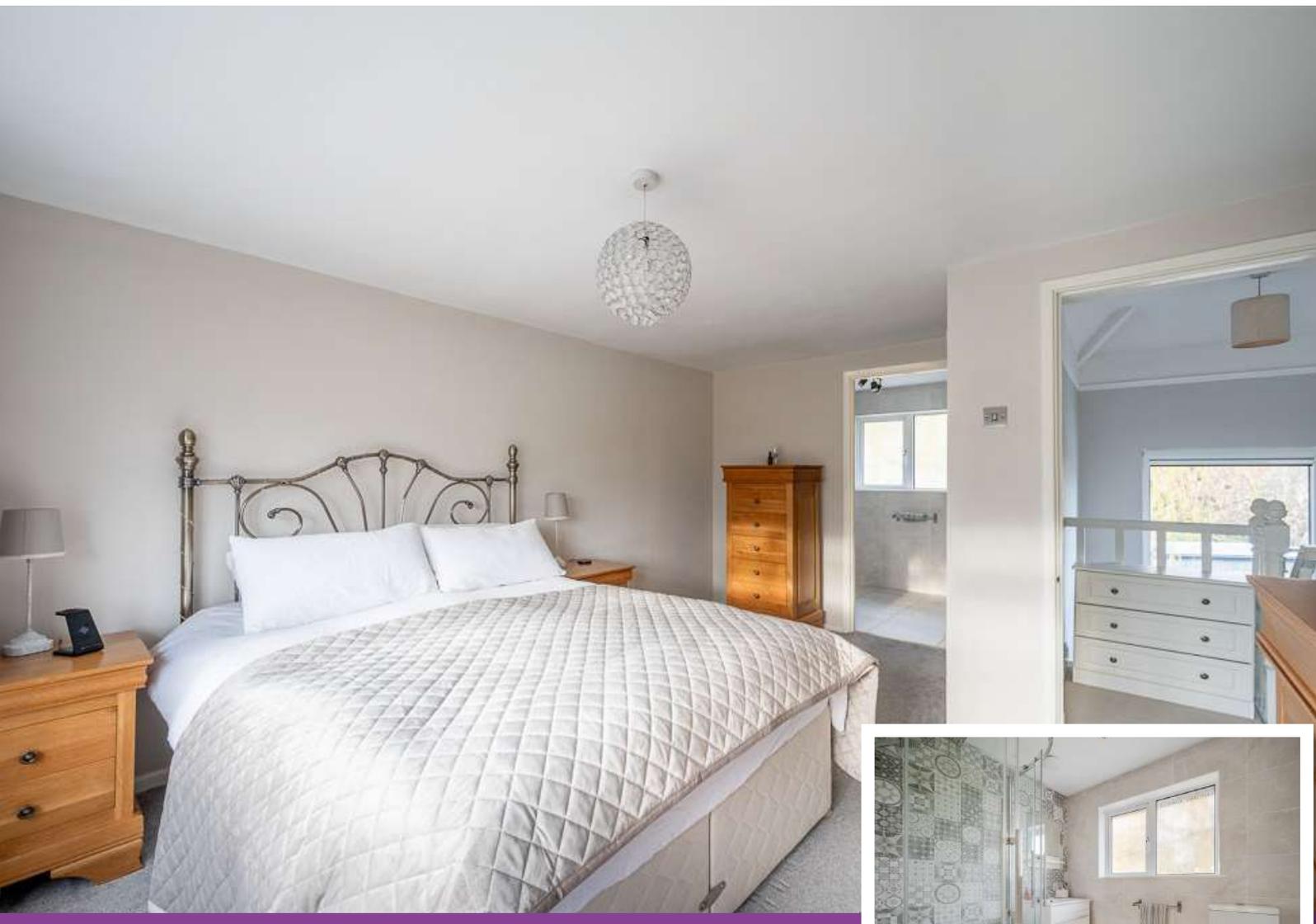
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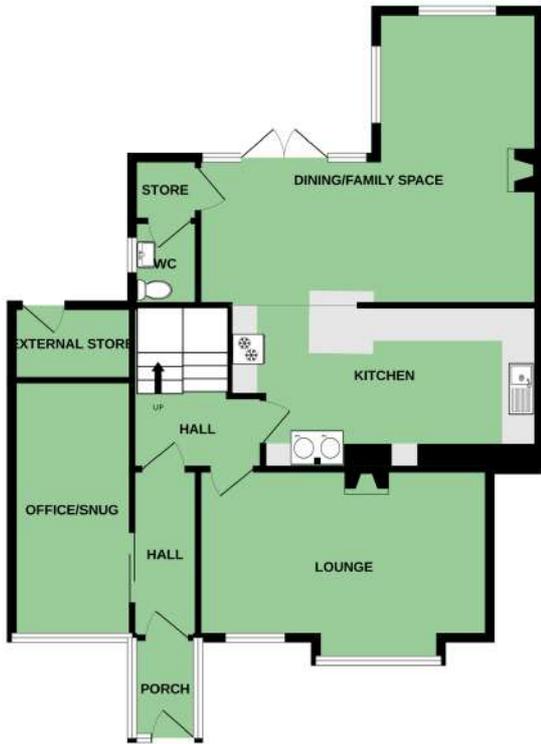


Property Features

- Attractive Detached Family Residence Located in Belmont, East Belfast
- Located on the Prestigious Tree Lined Knocklofty Park with a Fantastic Level Site
- Within the Catchment Area to a Range of Leading Primary and Secondary Schools
- 10 Minute Drive to George Best Belfast City Airport and 15 Minute Drive to Belfast City Centre
- Within Walking Distance to Belmont and Ballyhackamore Villages
- Well Maintained and Presented Throughout
- Entrance Hall
- Bespoke Fully Fitted Kitchen with Casual Breakfast Bar Dining Open Plan to Living and Dining Space with a Cast Iron Wood Burning Stove
- Ground Floor WC/Utility
- Front Lounge
- Separate Reception Room Used as an Office or Snug
- Four Well Appointed Bedrooms, Main Bedroom with Luxurious En-Suite Shower Room
- Family Bathroom with White Suite
- Enclosed Rear Garden with Decked Area Ideal for Outdoor Entertaining
- Tarmac Driveway with off Street Parking for One to Two Cars and a Mature Front Garden
- Gas Fired Central Heating
- UPVC Double Glazing
- Early Viewing Highly Recommended



GROUND FLOOR



1ST FLOOR



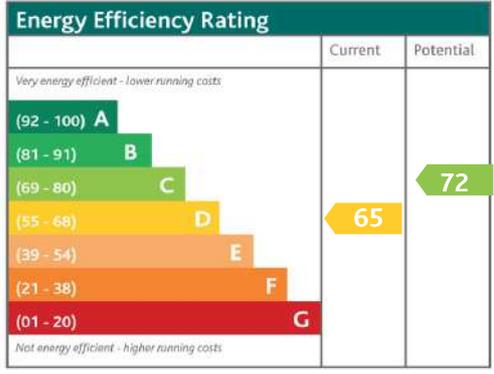
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Directions

Travelling along the Belmont Road, from the Campbell Roundabout, turn left into Pirrie Road and first right into Kinedar Crescent. At the end of the road, turn right onto Knocklofty Park and number 2 is located on the right hand side.



Viewing

By appointment through agent.

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